

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/5 Wilga Street, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,175,000

Median sale price

Median price \$1,002,111

Property Type Unit

Suburb Mount Waverley

Period - From 01/10/2019

to

30/09/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Wills Av MOUNT WAVERLEY 3149	\$1,268,000	03/10/2020
2	2/12 Morshead Av MOUNT WAVERLEY 3149	\$1,070,000	22/10/2020
3	3/14 Wingate Av MOUNT WAVERLEY 3149	\$1,050,000	07/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/10/2020 11:59



4 3 1

Property Type: Townhouse (Res)

Land Size: 266 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,175,000

Median Unit Price

Year ending September 2020: \$1,002,111

Comparable Properties



27 Wills Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,268,000

Method: Private Sale

Date: 03/10/2020

Rooms: 7

Property Type: Townhouse (Single)

2/12 Morshead Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Sold Before Auction

Date: 22/10/2020

Property Type: Townhouse (Res)

3/14 Wingate Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Private Sale

Date: 07/10/2020

Property Type: Townhouse (Single)