Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/43 Briggs Street, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000	&	\$820,000
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Median sale price

Median price	\$1,039,000	Pro	perty Type U	nit		Suburb	Mount Waverley
Period - From	01/07/2019	to	30/09/2019	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	55a Macrina St OAKLEIGH EAST 3166	\$808,000	27/07/2019
2	3/8 Keith St OAKLEIGH EAST 3166	\$785,000	03/08/2019
3	1/64 Therese Av MOUNT WAVERLEY 3149	\$785,000	12/10/2019

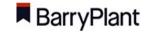
OR

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:	01/11/2019 13:14



Date of sale



Julie Wells 03 9803 0400 0408 885 718 iwells@barryplant.com.au

Indicative Selling Price \$780,000 - \$820,000 **Median Unit Price** September quarter 2019: \$1,039,000





Property Type: House **Agent Comments**

Comparable Properties



55a Macrina St OAKLEIGH EAST 3166 (REI/VG)

Price: \$808,000 Method: Auction Sale Date: 27/07/2019

Property Type: Townhouse (Res) Land Size: 243 sqm approx

Agent Comments

3/8 Keith St OAKLEIGH EAST 3166 (REI/VG)

3

Price: \$785,000 Method: Auction Sale Date: 03/08/2019

Property Type: Townhouse (Res) Land Size: 191 sqm approx

Agent Comments



1/64 Therese Av MOUNT WAVERLEY 3149

(REI)

-3

Price: \$785,000 Method: Auction Sale Date: 12/10/2019 Property Type: Unit Land Size: 383 sqm approx Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



