

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

2/43 Briggs Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,039,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2019 to 30/09/2019 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 | 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

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Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

September quarter 2019: \$1,039,000



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



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

Agent Comments

 4  3  2

Price: \$808,000

Method: Auction Sale

Date: 27/07/2019

Property Type: Townhouse (Res)

Land Size: 243 sqm approx

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

Agent Comments

 3  2  2

Price: \$785,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)

Land Size: 191 sqm approx



1/64 Therese Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$785,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Unit

Land Size: 383 sqm approx