# 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	28 Swayfield Road, 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 \$1,380,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,335,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	24 Alvie Rd MOUNT WAVERLEY 3149	\$1,500,000	06/11/2020
2	36 White St MOUNT WAVERLEY 3149	\$1,468,000	05/08/2020
3	10 Stocks Rd MOUNT WAVERLEY 3149	\$1,400,000	28/10/2020

#### OR

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

This Statement of Information was prepared on:	24/11/2020 15:58

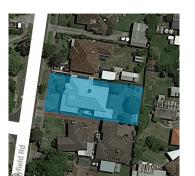




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> **Indicative Selling Price** \$1,380,000 - \$1,500,000 **Median House Price**

Year ending September 2020: \$1,335,000



Property Type: House Land Size: 736 sqm approx **Agent Comments** 

# Comparable Properties



24 Alvie Rd MOUNT WAVERLEY 3149 (REI)







Price: \$1,500,000 Method: Auction Sale Date: 06/11/2020

Property Type: House (Res) Land Size: 775 sqm approx

36 White St MOUNT WAVERLEY 3149 (REI)







Price: \$1,468,000 Method: Private Sale Date: 05/08/2020 Property Type: House Land Size: 819 sqm approx

10 Stocks Rd MOUNT WAVERLEY 3149 (REI)







Price: \$1,400,000

Method: Sold Before Auction

Date: 28/10/2020

Property Type: House (Res) Land Size: 723 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





**Agent Comments** 

Agent Comments

Agent Comments