

## 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 3/24 Adrienne Crescent, Mount Waverley Vic 3149

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$930,000

**Median sale price**

Median price \$950,000

House

Unit

X

Suburb

Mount Waverley

Period - From 01/04/2017

to

31/03/2018

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	1/60 Albert St MOUNT WAVERLEY 3149	\$960,000	19/05/2018
2	2/40 Highclere Av MOUNT WAVERLEY 3149	\$920,000	17/04/2018
3	2/80 Stanley Av MOUNT WAVERLEY 3149	\$920,000	24/03/2018

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.



3   
 2   
 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$930,000  
**Median Unit Price**  
 Year ending March 2018: \$950,000

## Comparable Properties



1/60 Albert St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3   
 2   
 2

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 291 sqm approx



2/40 Highclere Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3   
 2   
 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 17/04/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 242 sqm approx



2/80 Stanley Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3   
 2   
 2

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** Unit