

# 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

15 Cinnabar Avenue, 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,481,500

Property Type House

Suburb Mount Waverley

Period - From 08/11/2020

to

07/11/2021

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 | 19 Magenta Ct MOUNT WAVERLEY 3149 | \$1,320,000 | 30/07/2021   |
| 2 | 11 Ochre PI MOUNT WAVERLEY 3149   | \$1,305,000 | 08/08/2021   |
| 3 | 5 Ochre PI MOUNT WAVERLEY 3149    | \$1,240,000 | 03/07/2021   |

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:

08/11/2021 17:21



 3  2  2 garage

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 307 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
08/11/2020 - 07/11/2021: \$1,481,500

## Comparable Properties

### 19 Magenta Ct MOUNT WAVERLEY 3149 (VG)

**Agent Comments**

 3  -  -

Offers slightly larger land allotment 395 sqm with slightly bigger accommodation size

**Price:** \$1,320,000  
**Method:** Sale  
**Date:** 30/07/2021  
**Property Type:** House (Res)  
**Land Size:** 395 sqm approx

### 11 Ochre PI MOUNT WAVERLEY 3149 (VG)

**Agent Comments**

 4  -  -

**Price:** \$1,305,000  
**Method:** Sale  
**Date:** 08/08/2021  
**Property Type:** House (Res)  
**Land Size:** 306 sqm approx

### 5 Ochre PI MOUNT WAVERLEY 3149 (VG)

**Agent Comments**

 4  -  -

**Price:** \$1,240,000  
**Method:** Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)  
**Land Size:** 312 sqm approx

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