

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

21A Wallabah Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,335,000

Property 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	Price	Date of sale
1	1/6 Lincoln Av GLEN WAVERLEY 3150	\$1,760,000	04/08/2020
2	1/52 Pepperell Av GLEN WAVERLEY 3150	\$1,660,000	05/08/2020
3	2/52 Pepperell Av GLEN WAVERLEY 3150	\$1,569,998	28/10/2020

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:

23/11/2020 12:50



 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
Year ending September 2020: \$1,335,000

Comparable Properties

**1/6 Lincoln Av GLEN WAVERLEY 3150
(REI/VG)**

Agent Comments

 5  4  2

Price: \$1,760,000
Method: Private Sale
Date: 04/08/2020
Property Type: Townhouse (Single)
Land Size: 372 sqm approx

**1/52 Pepperell Av GLEN WAVERLEY 3150
(REI/VG)**

Agent Comments

 4  4  2

Price: \$1,660,000
Method: Auction Sale
Date: 05/08/2020
Property Type: Townhouse (Res)
Land Size: 324 sqm approx



**2/52 Pepperell Av GLEN WAVERLEY 3150
(REI)**

Agent Comments

 4  3  2

Price: \$1,569,998
Method: Sold Before Auction
Date: 28/10/2020
Property Type: Townhouse (Res)
Land Size: 395 sqm approx