

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	2 Morshead Avenue, 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	\$1,250,000	&	\$1,375,000
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Median sale price

Median price	\$934,500	Hou	se	Unit	Х		Suburb	Mount Waverley
Period - From	01/10/2016	to	30/09/2017		Source	REIV		

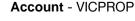
Comparable property sales (*Delete A or B below as applicable)

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 1/3 Nicole St MOUNT WAVERLEY 3149 \$1,315,000 14/10/2017 2 1/16 Kwinana St GLEN WAVERLEY 3150 \$1,240,500 26/08/2017 3 2/2 Una St MOUNT WAVERLEY 3149 \$1,225,000 09/10/2017

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.







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Rooms:

Property Type: House (Previously

Occupied - Detached) Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 **Median Unit Price**

Year ending September 2017: \$934,500

Comparable Properties



1/3 Nicole St MOUNT WAVERLEY 3149 (REI)





Price: \$1,315,000 Method: Auction Sale Date: 14/10/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



1/16 Kwinana St GLEN WAVERLEY 3150 (REI) Agent Comments

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Price: \$1,240,500 Method: Auction Sale Date: 26/08/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 324 sqm approx



2/2 Una St MOUNT WAVERLEY 3149 (REI)



Price: \$1,225,000 Method: Private Sale Date: 09/10/2017

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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