

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 2 Morshead Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$934,500 House Unit X 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.



3 -

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)

Agent Comments

4 2 2

Price: \$1,315,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 5

Property Type: Townhouse (Res)



1/16 Kwinana St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

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)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Private Sale

Date: 09/10/2017

Rooms: 6

Property Type: Townhouse (Res)