

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

31 Bennett Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1		Or range between	\$1,500,000	&	\$1,650,000
Unit 2		Or range between	\$1,500,000	&	\$1,650,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,132,000

Suburb Mount Waverley

Period - From 06/10/2020

to

05/10/2021

Source REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 1	51 Pepperell Av GLEN WAVERLEY 3150	\$1,510,000	28/04/2021
	12b Herbert St MOUNT WAVERLEY 3149	\$1,570,000	23/05/2021
	1/47 Cratloe Rd MOUNT WAVERLEY 3149	\$1,520,000	12/09/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 2	51 Pepperell Av GLEN WAVERLEY 3150	\$1,510,000	28/04/2021
	12b Herbert St MOUNT WAVERLEY 3149	\$1,570,000	23/05/2021
	1/47 Cratloe Rd MOUNT WAVERLEY 3149	\$1,520,000	12/09/2021

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	Address of comparable unit	Price	Date of sale

Unit type or class

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	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

06/10/2021 15:29