

# 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

1/13 Olympian 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

\$570,000

&

\$627,000

### Median sale price

Median price

\$895,250

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/07/2018

to

30/06/2019

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	2/1 Rivoli Ct MOUNT WAVERLEY 3149	\$660,000	12/03/2019
2	1/112-114 Huntingdale Rd MOUNT WAVERLEY 3149	\$600,000	23/06/2019
3	3/13 Olympian Av MOUNT WAVERLEY 3149	\$600,000	08/03/2019

**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:

09/10/2019 10:31

1/13 Olympian Avenue, Mount Waverley Vic 3149



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**Indicative Selling Price**

\$570,000 - \$627,000

**Median Unit Price**

Year ending June 2019: \$895,250



2 1 1

**Property Type:** Unit

**Land Size:** 145 sqm approx

Agent Comments

## Comparable Properties



**2/1 Rivoli Ct MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 12/03/2019

**Property Type:** Unit



**1/112-114 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments

2 1 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 23/06/2019

**Rooms:** 4

**Property Type:** Unit



**3/13 Olympian Av MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 08/03/2019

**Property Type:** Unit

Account - Jellis Craig | P: (03) 9908 5700



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.