

## 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 91 Stanley 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 \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$1,215,000 House X Unit Suburb Mount Waverley

Period - From 01/10/2018 to 31/12/2018 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 | 14 Leroux St OAKLEIGH 3166     | \$1,070,000 | 06/02/2019   |
| 2 | 7 Boyd Av OAKLEIGH EAST 3166   | \$1,040,000 | 23/03/2019   |
| 3 | 12 Black St OAKLEIGH EAST 3166 | \$971,000   | 18/03/2019   |

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.



3 1 1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 December quarter 2018: \$1,215,000

## Comparable Properties



**14 Leroux St OAKLEIGH 3166 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 06/02/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 688 sqm approx



**7 Boyd Av OAKLEIGH EAST 3166 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx



**12 Black St OAKLEIGH EAST 3166 (REI)**

**Agent Comments**

4 2 3

**Price:** \$971,000  
**Method:** Private Sale  
**Date:** 18/03/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 705 sqm approx