

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

1/15 Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$1,040,000 House Unit X Suburb Mount Waverley

Period - From 01/10/2017 to 31/12/2017 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	1/14 Hiscock St CHADSTONE 3148	\$730,000	11/11/2017
2	1/139 Waverley Rd CHADSTONE 3148	\$686,000	23/09/2017
3	3/68 Ferntree Gully Rd OAKLEIGH EAST 3166	\$660,000	30/10/2017

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: Unit
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
December quarter 2017: \$1,040,000

Comparable Properties



1/14 Hiscock St CHADSTONE 3148 (REI/VG) **Agent Comments**

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Price: \$730,000
Method: Private Sale
Date: 11/11/2017
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 245 sqm approx



1/139 Waverley Rd CHADSTONE 3148 (REI) **Agent Comments**

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Price: \$686,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)



3/68 Ferntree Gully Rd OAKLEIGH EAST 3166 (REI/VG) **Agent Comments**

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Price: \$660,000
Method: Sold Before Auction
Date: 30/10/2017
Rooms: -
Property Type: Unit
Land Size: 185 sqm approx