

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

33 Solferino Close, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,430,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/01/2018

to

31/03/2018

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	31 Mudgee St BURWOOD EAST 3151	\$1,190,000	10/12/2017
2	11 Bowen Cr BURWOOD EAST 3151	\$1,172,500	31/01/2018
3	2 Tudor Ct BLACKBURN SOUTH 3130	\$1,150,000	25/11/2017

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.



4
 2
 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2018: \$1,430,000

Comparable Properties



31 Mudgee St BURWOOD EAST 3151 (VG)

Agent Comments

3
 -
 -

Price: \$1,190,000
Method: Sale
Date: 10/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx



11 Bowen Cr BURWOOD EAST 3151 (REI/VG)

Agent Comments

4
 -
 -

Price: \$1,172,500
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 360 sqm approx



2 Tudor Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,150,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 595 sqm approx