## 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	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
	1		

### Median sale price

Median price	\$1,370,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/04/2020	to	31/03/2021		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

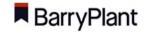
Add	dress of comparable property	Price	Date of sale
1	490 Highbury Rd MOUNT WAVERLEY 3149	\$1,356,000	18/04/2021
2	28 Stephensons Rd MOUNT WAVERLEY 3149	\$1,250,000	01/05/2021
3	291 High Street Rd MOUNT WAVERLEY 3149	\$1,246,000	08/05/2021

#### OR

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

This Statement of Information was prepared on:	14/05/2021 15:39
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**Property Type:** House **Land Size:** 721 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price

Year ending March 2021: \$1,370,000

## Comparable Properties



490 Highbury Rd MOUNT WAVERLEY 3149

(REI)







Price: \$1,356,000 Method: Auction Sale Date: 18/04/2021

Property Type: House (Res)

#### Agent Comments

Offers fully renovated accommodation, land allotment 726 sqm, Mount Waverley Secondary College and Burwood East Primary School zone



28 Stephensons Rd MOUNT WAVERLEY 3149

(REI)







**Price:** \$1,250,000 **Method:** Auction Sale **Date:** 01/05/2021

Property Type: House (Res)

**Agent Comments** 

Offers renovated accommodation, land allotment 738 sqm, Mount Waverley Secondary College and Mount Waverley North Primary School zone



291 High Street Rd MOUNT WAVERLEY 3149

(REI)

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**Price:** \$1,246,000 **Method:** Auction Sale **Date:** 08/05/2021

Property Type: House (Res)

Agent Comments

Offers renovated accommodation, land allotment 725 sqm, Mount Waverley Secondary College and Essex Height Primary School zone

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