

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

28 Illuka Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,218,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2019

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	22 Pinewood Dr MOUNT WAVERLEY 3149	\$1,530,000	06/09/2019
2	27 Dean Av MOUNT WAVERLEY 3149	\$1,510,000	01/06/2019
3	21 Greenways Rd GLEN WAVERLEY 3150	\$1,450,000	27/07/2019

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:

30/09/2019 13:28



4 2 2

Property Type: House
Land Size: 745.941 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2019: \$1,218,000

Comparable Properties



22 Pinewood Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,530,000
Method: Private Sale
Date: 06/09/2019
Property Type: House
Land Size: 761 sqm approx



27 Dean Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 758 sqm approx



21 Greenways Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,450,000
Method: Auction Sale
Date: 27/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 740 sqm approx