

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 1/7 Andrew Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,085,000 & \$1,180,000

Median sale price

Median price \$920,000 House Unit X Suburb Mount Waverley

Period - From 01/10/2017 to 30/09/2018 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	91b Muir St MOUNT WAVERLEY 3149	\$1,188,000	28/06/2018
2	28b Park Rd MOUNT WAVERLEY 3149	\$1,175,000	04/08/2018
3	13b Harcourt St ASHWOOD 3147	\$1,111,500	07/08/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,085,000 - \$1,180,000

Median Unit Price
Year ending September 2018: \$920,000

Comparable Properties



91b Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,188,000
Method: Private Sale
Date: 28/06/2018
Rooms: -
Property Type: Townhouse (Single)



28b Park Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$1,175,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 403 sqm approx



13b Harcourt St ASHWOOD 3147 (REI)

Agent Comments

4 2 2

Price: \$1,111,500
Method: Private Sale
Date: 07/08/2018
Rooms: -
Property Type: Townhouse (Single)