

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 12 Beverley Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,456,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017 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	7 Cranleigh Gr MOUNT WAVERLEY 3149	\$1,761,000	26/08/2017
2	12 Pall Mall MOUNT WAVERLEY 3149	\$1,710,000	28/08/2017
3	37 Waimarie Dr MOUNT WAVERLEY 3149	\$1,635,000	29/07/2017

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:** House**Land Size:** 786 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

June quarter 2017: \$1,456,000

Comparable Properties

7 Cranleigh Gr MOUNT WAVERLEY 3149 (REI) Agent Comments

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 1
 2

Price: \$1,761,000**Method:** Auction Sale**Date:** 26/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 703 sqm approx**12 Pall Mall MOUNT WAVERLEY 3149 (REI)**

Agent Comments

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 1
 2

Price: \$1,710,000**Method:** Private Sale**Date:** 28/08/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 703 sqm approx**37 Waimarie Dr MOUNT WAVERLEY 3149 (REI)** Agent Comments

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 2

Price: \$1,635,000**Method:** Auction Sale**Date:** 29/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 720 sqm approx