

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

2/1 Beal Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$1,441,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/07/2017

to

30/09/2017

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	2/15 Illuka Cr MOUNT WAVERLEY 3149	\$800,000	21/10/2017
2	2/168 Lawrence Rd MOUNT WAVERLEY 3149	\$786,000	07/10/2017
3	2/5 Dorgan St MOUNT WAVERLEY 3149	\$750,000	28/10/2017

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.



 2  2  2

Rooms:

Property Type: Unit

Land Size: 254 sqm approx

Agent Comments

2 Bedroom, 2 Bathroom single level, renovated unit. Within the MWSC Zone and a short walk to station and shops.

Comparable Properties

2/15 Illuka Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  2

Price: \$800,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: Unit

Land Size: 290 sqm approx



2/168 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  2

Price: \$786,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 222 sqm approx

2/5 Dorgan St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$750,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House

Land Size: 170 sqm approx