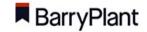
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale						·		
Address Including suburb and postcode			1a/27 Briggs Street, Mount Waverley Vic 3149								
ndicative selling price											
For the	meaning	of this p	orice see	con	nsumer.vic.gov.au/	underquot	ing				
Range	e betwee	n \$790,	000		&	\$869,000					
Median sale price											
Media	an price	\$1,122,	000	Pr	roperty Type Unit			Suburb	Mount Wav	erley	
Period	l - From	01/01/2	022	to	31/03/2022	So	urce	REIV			
Compa	arable p	roperty	sales	(*De	elete A or B belo	ow as app	olical	ble)			
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											
3											
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:							on:	25/05/2022 10:50		







Indicative Selling Price \$790,000 - \$869,000 Median Unit Price March quarter 2022: \$1,122,000



Agent Comments



This is a unique and outstanding 2 bedroom property on 319m2 of land, being the reason it is difficult to find comparable recent sales

Comparable Properties

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.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



