

## 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 6/2-4 Munro Avenue, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$660,000

#### Median sale price

Median price \$895,000 House Unit X 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 | 1/2 Gwynne St MOUNT WAVERLEY 3149         | \$670,000 | 27/05/2017   |
| 2 | 1/364 High Street Rd MOUNT WAVERLEY 3149  | \$665,000 | 27/05/2017   |
| 3 | 1/20-22 Princetown Rd MOUNT WAVERLEY 3149 | \$660,000 | 30/05/2017   |

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   
 1   
 2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$660,000

**Median Unit Price**  
 September quarter 2017: \$895,000

## Comparable Properties



**1/2 Gwynne St MOUNT WAVERLEY 3149**  
 (REI/VG)

Agent Comments

2   
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**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 296 sqm approx



**1/364 High Street Rd MOUNT WAVERLEY 3149**  
 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** Unit

**1/20-22 Princetown Rd MOUNT WAVERLEY**  
**3149 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 30/05/2017  
**Rooms:** 5  
**Property Type:** Unit