

# 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

1/91 Stanley 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)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Mount Waverley

Period - From 01/01/2021

to

31/03/2021

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	2/9 Heany St MOUNT WAVERLEY 3149	\$1,411,000	21/04/2021
2	57 Wilga St MOUNT WAVERLEY 3149	\$1,400,000	30/03/2021
3	5/21-23 Albert St MOUNT WAVERLEY 3149	\$1,350,000	29/03/2021

**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:

03/05/2021 10:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
March quarter 2021: \$1,500,000

## Comparable Properties



**2/9 Heany St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,411,000  
**Method:** Private Sale  
**Date:** 21/04/2021  
**Property Type:** Townhouse (Res)



**57 Wilga St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 30/03/2021  
**Property Type:** Townhouse (Res)



**5/21-23 Albert St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 29/03/2021  
**Property Type:** Townhouse (Single)