Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Arthurson Street, Mount Waverley Vic 3149
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Indicative selling price

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

Single price \$849,000

Median sale price

Median price \$975,000	Property Type U	nit	Suburb	Mount Waverley
Period - From 22/11/2018	to 21/11/2019	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

1	2/12 Arthurson St MOUNT WAVERLEY 3149	\$868,000	10/08/2019
2	1/6 Rosaline Av MOUNT WAVERLEY 3149	\$790,000	05/10/2019
3	1/1 Derham St MOUNT WAVERLEY 3149	\$732,000	09/08/2019

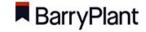
OR

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:	22/11/2019 14:35



Date of sale







Property Type: Unit Agent Comments

Indicative Selling Price \$849,000 Median Unit Price 22/11/2018 - 21/11/2019: \$975,000

Comparable Properties



2/12 Arthurson St MOUNT WAVERLEY 3149

(REI)

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Price: \$868,000

Method: Sold Before Auction

Date: 10/08/2019 Property Type: Unit **Agent Comments**



1/6 Rosaline Av MOUNT WAVERLEY 3149

(REI)

Price: \$790,000 Method: Auction Sale Date: 05/10/2019 Property Type: Unit **Agent Comments**

Agent Comments



1/1 Derham St MOUNT WAVERLEY 3149 (REI)

1 2

Price: \$732,000 **Method:** Private Sale **Date:** 09/08/2019

Rooms: 3

Property Type: Unit

Land Size: 345 sqm approx

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



