

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

1/12 Arthurson Street, Mount Waverley Vic 3149

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

Unit

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	Price	Date of sale
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



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$868,000

Method: Sold Before Auction

Date: 10/08/2019

Property Type: Unit



1/6 Rosaline Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$790,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Unit



1/1 Derham St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$732,000

Method: Private Sale

Date: 09/08/2019

Rooms: 3

Property Type: Unit

Land Size: 345 sqm approx