# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2 Cremin Court, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale pi	rice							
Median price	\$1,500,000	Pro	operty Type	Hou	ise		Suburb	Mount Waverley
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	72 Carrol Gr MOUNT WAVERLEY 3149	\$1,505,000	27/02/2021
2	21 Smyth St MOUNT WAVERLEY 3149	\$1,400,000	01/03/2021
3	29 Talbot Rd MOUNT WAVERLEY 3149	\$1,338,000	27/03/2021

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:

23/04/2021 10:17



2 Cremin Court, Mount Waverley Vic 3149



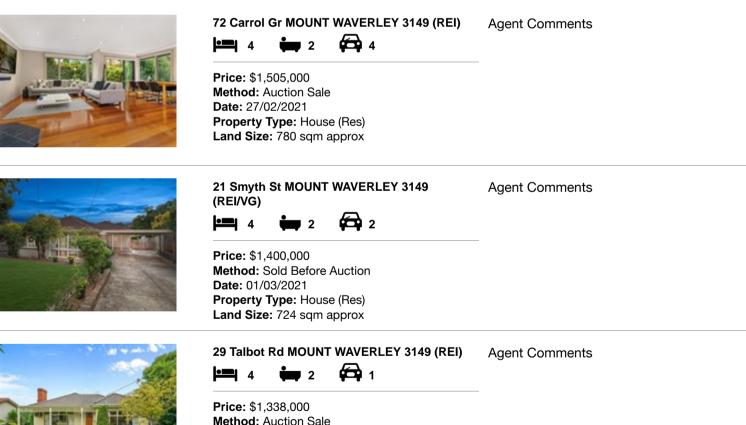
Cocogie 21 Imagery C2021 CNE 5 / Albus, Maxar Technologie



**Property Type:** House (Res) **Land Size:** 653 sqm approx Agent Comments Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2021: \$1,500,000





Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 767 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.