

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

2 Cremin Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

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 | 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

**Jellis
Craig**

Andrew Luke
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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2021: \$1,500,000



4 2 2

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



72 Carrol Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 4

Price: \$1,505,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 780 sqm approx



21 Smyth St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 01/03/2021

Property Type: House (Res)

Land Size: 724 sqm approx



29 Talbot Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 1

Price: \$1,338,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 767 sqm approx

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