

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

8 Jacqueline Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,218,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2019 to 30/06/2019 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	8 Simpson Dr MOUNT WAVERLEY 3149	\$1,222,500	03/08/2019
2	331 High Street Rd MOUNT WAVERLEY 3149	\$1,200,000	21/09/2019
3	25 Aldrin Dr MOUNT WAVERLEY 3149	\$1,115,000	21/08/2019

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:

03/10/2019 13:14



3 1 2

Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2019: \$1,218,000

Comparable Properties



8 Simpson Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 3

Price: \$1,222,500

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 780 sqm approx



331 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House

Land Size: 653 sqm approx

25 Aldrin Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,115,000

Method: Auction Sale

Date: 21/08/2019

Property Type: House (Res)

Land Size: 705 sqm approx