

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

111 Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$930,000 & \$990,000

Median sale price

Median price \$1,470,000 House X Unit Suburb Mount Waverley

Period - From 01/10/2017 to 31/12/2017 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	27 Solomon St MOUNT WAVERLEY 3149	\$1,000,000	17/03/2018
2	59 Mayfield Dr MOUNT WAVERLEY 3149	\$980,000	25/11/2017
3	8 Amesbury Ct MOUNT WAVERLEY 3149	\$972,250	02/12/2017

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.



Rooms:
Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
 \$930,000 - \$990,000
Median House Price
 December quarter 2017: \$1,470,000

Comparable Properties



27 Solomon St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Plans and permits for 2 townhouses

Price: \$1,000,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 660 sqm approx



59 Mayfield Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



800sqm land size

Price: \$980,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 800 sqm approx



8 Amesbury Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



725 sqm of land

Price: \$972,250
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx