

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

1/1 Avondale Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$978,500

House

Unit

X

Suburb

Mount Waverley

Period - From

01/01/2018

to

31/03/2018

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	2/15 Irving St MOUNT WAVERLEY 3149	\$1,050,000	28/04/2018
2	1/22 Janfound Ct MOUNT WAVERLEY 3149	\$996,000	10/03/2018
3	1/60 Albert St MOUNT WAVERLEY 3149	\$960,000	19/05/2018

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.

1/1 Avondale Grove, Mount Waverley Vic 3149

McGrath

Con Lazogas

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Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2018: \$978,500



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/15 Irving St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Unit



1/22 Janfound Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$996,000

Method: Auction Sale

Date: 10/03/2018

Rooms: -

Property Type: Unit



1/60 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$960,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 291 sqm approx