

## 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

5 Olive Avenue, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&

\$1,045,000

#### Median sale price

Median price \$1,431,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/04/2018

to

30/06/2018

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	7 Salisbury Rd ASHWOOD 3147	\$1,070,000	26/08/2018
2	8 Nagle Ct MOUNT WAVERLEY 3149	\$1,005,000	31/08/2018
3	111 Therese Av MOUNT WAVERLEY 3149	\$970,000	14/04/2018

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.

5 Olive Avenue, Mount Waverley Vic 3149



3 -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 703 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

June quarter 2018: \$1,431,000

## Comparable Properties



**7 Salisbury Rd ASHWOOD 3147 (REI)**

Agent Comments

3 1 2

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 26/08/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 669 sqm approx



**8 Nagle Ct MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3 2 2

**Price:** \$1,005,000

**Method:** Sold Before Auction

**Date:** 31/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**111 Therese Av MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$970,000

**Method:** Sold Before Auction

**Date:** 14/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 652 sqm approx