

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

2/7 Miller Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$950,000 House Unit X Suburb Mount Waverley

Period - From 01/04/2017 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	2/17 Wendover Ct MOUNT WAVERLEY 3149	\$675,000	30/03/2018
2	2/12-14 Albert St MOUNT WAVERLEY 3149	\$670,000	30/06/2018
3	2/112 Huntingdale Rd MOUNT WAVERLEY 3149	\$665,000	24/03/2018

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.



2
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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending March 2018: \$950,000

Comparable Properties



2/17 Wendover Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

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Price: \$675,000

Method: Sold Before Auction

Date: 30/03/2018

Rooms: 3

Property Type: Unit



2/12-14 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments

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Price: \$670,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 3

Property Type: Unit

Land Size: 206 sqm approx



2/112 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

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Price: \$665,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit