

## 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 2/230 Waverley Road, 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 \$770,000 & \$847,000

#### Median sale price

Median price \$920,000 House Unit X Suburb Mount Waverley

Period - From 01/07/2018 to 30/09/2018 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	2/42 Briggs St MOUNT WAVERLEY 3149	\$840,000	18/10/2018
2	8/346 High Street Rd MOUNT WAVERLEY 3149	\$787,000	30/06/2018
3	3/1 Bowman St MOUNT WAVERLEY 3149	\$778,000	19/07/2018

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**2/42 Briggs St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$840,000

**Method:** Private Sale

**Date:** 18/10/2018

**Rooms:** -

**Property Type:** Unit

**8/346 High Street Rd MOUNT WAVERLEY 3149 (VG)** Agent Comments



**Price:** \$787,000

**Method:** Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**3/1 Bowman St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$778,000

**Method:** Private Sale

**Date:** 19/07/2018

**Rooms:** 10

**Property Type:** Unit

**Land Size:** 227 sqm approx