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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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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

Range between	\$770,000	&	\$847,000

Median sale price

Median price	\$920,000	Hou	se	Unit	Х		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.

Add	dress 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

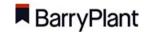
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





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> **Indicative Selling Price** \$770,000 - \$847,000 **Median Unit Price** September quarter 2018: \$920,000





Comparable Properties



2/42 Briggs St MOUNT WAVERLEY 3149

(REI/VG)

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Price: \$840,000 Method: Private Sale Date: 18/10/2018

Rooms: -

Property Type: Unit

Agent Comments

8/346 High Street Rd MOUNT WAVERLEY 3149 Agent Comments

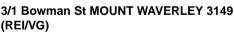
(VG)





Price: \$787.000 Method: Sale Date: 30/06/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)



Price: \$778,000 Method: Private Sale Date: 19/07/2018 Rooms: 10 Property Type: Unit

Land Size: 227 sqm approx

Agent Comments







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