# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$2,300,000

# Property offered for sale

5 Ashbury Court, Mount Waverley Vic 3149

## Indicative selling price

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

Range between	\$2,300,000	&	\$2,530,000

#### Median sale price

Median price \$1,542,500	Pro	operty Type Ho	ouse		Suburb	Mount Waverley
Period - From 01/04/2021	to	30/06/2021	So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

2 Miller Cr MOUNT WAVERLEY 3149

**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	44 William St MOUNT WAVERLEY 3149	\$2,715,000	03/07/2021
	2	49 Kemp Av MOUNT WAVERLEY 3149	\$2,645,000	22/05/2021

#### OR

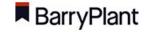
3

**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.

This Statement of Information was prepared on:	20/09/2021 18:46



25/08/2021







Rooms: 6

Property Type: House Land Size: 781 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,300,000 - \$2,530,000 **Median House Price** 

June quarter 2021: \$1,542,500

# Comparable Properties



44 William St MOUNT WAVERLEY 3149

(REI/VG)

Price: \$2,715,000 Method: Private Sale Date: 03/07/2021 Property Type: House Land Size: 665 sqm approx

## Agent Comments

Offers near new accommodation, superior location, slightly bigger accommodation size.



(REI/VG)





Price: \$2,645,000 Method: Auction Sale Date: 22/05/2021

Property Type: House (Res) Land Size: 721 sqm approx

## Agent Comments

Offers near new accommodation, superior location, more closer to primary school and

shops.











Price: \$2,300,000

Method: Sold Before Auction

Date: 25/08/2021 Property Type: House Land Size: 1179 sqm approx

#### Agent Comments

Offers more mature accommodation, bigger land allotment approx 1179 sqm

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