

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 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

Property Type House

Suburb Mount Waverley

Period - From 01/04/2021

to

30/06/2021

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	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
3	2 Miller Cr MOUNT WAVERLEY 3149	\$2,300,000	25/08/2021

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.~~

This Statement of Information was prepared on:

20/09/2021 18:46



 5  4  2

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)

 5  5  2

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.



49 Kemp Av MOUNT WAVERLEY 3149 (REI/VG)

 4  2  2

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.



2 Miller Cr MOUNT WAVERLEY 3149 (REI)

 5  4  3

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