

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 Arnold Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,280,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/04/2018

to

31/03/2019

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	51 Park La MOUNT WAVERLEY 3149	\$1,340,000	25/05/2019
2	55 Alvie Rd MOUNT WAVERLEY 3149	\$1,300,000	30/05/2019
3	5 Malcolm Ct MOUNT WAVERLEY 3149	\$1,231,000	17/04/2019

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

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending March 2019: \$1,280,000

Comparable Properties



51 Park La MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,340,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 5
Property Type: House (Res)
Land Size: 889 sqm approx



55 Alvie Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Private Sale
Date: 30/05/2019
Rooms: -
Property Type: House
Land Size: 802 sqm approx



5 Malcolm Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 3

Price: \$1,231,000
Method: Sold Before Auction
Date: 17/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 734 sqm approx