

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

2/38 Irving Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,120,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/01/2021

to 31/03/2021

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	1/6 Briggs St MOUNT WAVERLEY 3149	\$1,050,000	06/03/2021
2	3/61 Muir St MOUNT WAVERLEY 3149	\$1,035,000	25/03/2021
3	2/10 Wills Av MOUNT WAVERLEY 3149	\$1,017,000	13/03/2021

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:

12/05/2021 16:13



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
March quarter 2021: \$1,120,000

Comparable Properties



1/6 Briggs St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 06/03/2021
Property Type: Townhouse (Res)
Land Size: 341 sqm approx



3/61 Muir St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,035,000
Method: Auction Sale
Date: 25/03/2021
Property Type: Townhouse (Res)



2/10 Wills Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,017,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Unit
Land Size: 311 sqm approx