

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

4 Wilga Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,218,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/04/2019

to

30/06/2019

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	5 Hakea Ct MOUNT WAVERLEY 3149	\$1,417,000	15/06/2019
2	18 Rhonda St MOUNT WAVERLEY 3149	\$1,322,000	20/07/2019
3	3 Toolang Ct MOUNT WAVERLEY 3149	\$1,300,000	25/06/2019

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.



3 1 2

Rooms:

Property Type: House

Land Size: 793 sqm approx

Agent Comments

Comparable Properties



5 Hakea Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 1

Price: \$1,417,000

Method: Auction Sale

Date: 15/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx

18 Rhonda St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,322,000

Method: Auction Sale

Date: 20/07/2019

Rooms: -

Property Type: House

Land Size: 746 sqm approx



3 Toolang Ct MOUNT WAVERLEY 3149 (VG)

Agent Comments

5 - -

Price: \$1,300,000

Method: Sale

Date: 25/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 734 sqm approx