

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 26/12 Surrey Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$803,000 House Unit X Suburb Mount Waverley

Period - From 01/04/2018 to 30/06/2018 Source REIV

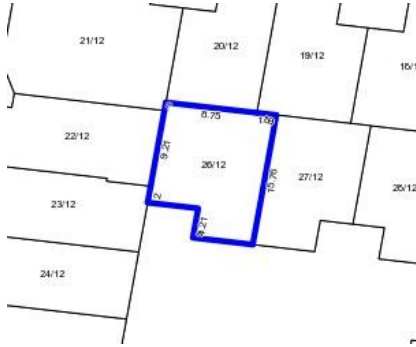
Comparable property sales (*Delete A or B below as applicable)

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	8/348 High Street Rd MOUNT WAVERLEY 3149	\$787,000	30/06/2018
2	3/1 Bowman St MOUNT WAVERLEY 3149	\$778,000	19/07/2018
3	1/21 Quaintance St MOUNT WAVERLEY 3149	\$725,000	18/08/2018

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: Townhouse
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
June quarter 2018: \$803,000

Comparable Properties



8/348 High Street Rd MOUNT WAVERLEY 3149 **Agent Comments**
(REI)

3 1 2

Price: \$787,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: Unit
Land Size: 450 sqm approx



3/1 Bowman St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 1 1

Price: \$778,000
Method: Private Sale
Date: 19/07/2018
Rooms: 10
Property Type: Unit
Land Size: 227 sqm approx



1/21 Quaintance St MOUNT WAVERLEY 3149 **Agent Comments**
(REI)

2 1 1

Price: \$725,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: Unit
Land Size: 303 sqm approx