

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

1 Anthony Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

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	47 Carrol Gr MOUNT WAVERLEY 3149	\$1,212,000	22/07/2019
2	4 Bicton St MOUNT WAVERLEY 3149	\$1,160,000	31/05/2019
3	4 Taylor Ct MOUNT WAVERLEY 3149	\$1,080,000	22/06/2019

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.



Rooms: Study
Property Type: House (Previously Occupied - Detached)
Land Size: 801 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2019: \$1,218,000

Comparable Properties



47 Carrol Gr MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$1,212,000
Method: Private Sale
Date: 22/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 733 sqm approx



4 Bicton St MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)



Price: \$1,160,000
Method: Private Sale
Date: 31/05/2019
Rooms: 7
Property Type: House
Land Size: 703 sqm approx



4 Taylor Ct MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$1,080,000
Method: Private Sale
Date: 22/06/2019
Rooms: -
Property Type: House
Land Size: 795 sqm approx