# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address Including suburb and postcode	4 Oak Court, Mount Waverley Vic 3149
•	

# Indicative selling price

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

Single price \$1,960,000

#### Median sale price

Median price	\$1,600,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/07/2021	to	30/09/2021		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

7.4.	aross or comparable property	1 1100	Date of cale
1	A/6 Sunhill Rd, Mount Waverley, Vic 3149, Australia	\$1,915,000	05/11/2021
2	18b Elm Gr MOUNT WAVERLEY 3149	\$1,808,000	16/12/2021
3	2 Vermilion PI MOUNT WAVERLEY 3149	\$1,785,000	10/10/2021

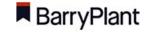
#### OR

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:	20/12/2021 09:49



Date of sale







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,960,000 Median House Price September quarter 2021: \$1,600,000

# Comparable Properties

A/6 Sunhill Rd, Mount Waverley, Vic 3149, Australia (REI)

Price: \$1,915,000 Method: Date: 05/11/2021

Property Type: Townhouse (Single)

Agent Comments



18b Elm Gr MOUNT WAVERLEY 3149 (REI)

**1** 6 **1** 4 **1** € 2

**Price:** \$1,808,000 **Method:** Private Sale **Date:** 16/12/2021

Property Type: House (Res)

Agent Comments



2 Vermilion PI MOUNT WAVERLEY 3149

(REI/VG)

**└** 4 **└** 2 **6** 

**Price:** \$1,785,000 **Method:** Auction Sale **Date:** 10/10/2021

**Property Type:** House (Res) **Land Size:** 339 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



