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

1/9 Anthony Drive, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,400,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,262,500	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley	
Period - From	25/02/2021	to	24/02/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/43 Howard Av MOUNT WAVERLEY 3149	\$1,505,000	23/10/2021
2	8 Miller Cr MOUNT WAVERLEY 3149	\$1,500,000	11/12/2021
3	1/13 Albert St MOUNT WAVERLEY 3149	\$1,450,000	13/11/2021

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:

25/02/2022 07:07









Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median Townhouse Price 25/02/2021 - 24/02/2022: \$1,262,500

Comparable Properties





1/43 Howard Av MOUNT WAVERLEY 3149 (REI/VG)



Price: \$1,505,000 Method: Auction Sale Date: 23/10/2021 Property Type: Townhouse (Res) Land Size: 304 sqm approx

8 Miller Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

Agent Comments



Price: \$1,500,000 Method: Auction Sale Date: 11/12/2021 Property Type: Townhouse (Res) Land Size: 427 sqm approx

1/13 Albert St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 13/11/2021 Property Type: Townhouse (Res)

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



Propertydata

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