

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,262,500 Property Type Townhouse Suburb Mount Waverley

Period - From 25/02/2021 to 24/02/2022 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	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



 4  3  2 garage

**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)**

**Agent Comments**

 4  3  2

**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**

 4  2  2

**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**

 4  3  2

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