

# 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

3/291 Waverley Road, 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 \$640,000 & \$690,000

### Median sale price

Median price \$950,000 Property Type 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	1/20 Avondale Gr MOUNT WAVERLEY 3149	\$700,000	19/05/2019
2	2/2 Romney Ct MOUNT WAVERLEY 3149	\$692,000	03/08/2019
3	2/208 Stephenson's Rd MOUNT WAVERLEY 3149	\$648,000	14/09/2019

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.~~

This Statement of Information was prepared on:

03/10/2019 11:24



2   
 1   
 2

**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$640,000 - \$690,000  
**Median Unit Price**  
 June quarter 2019: \$950,000

## Comparable Properties

1/20 Avondale Gr MOUNT WAVERLEY 3149 (VG)

Agent Comments

2   
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**Price:** \$700,000  
**Method:** Sale  
**Date:** 19/05/2019  
**Property Type:** Flat/Unit/Apartment (Res)



2/2 Romney Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$692,000  
**Method:** Auction Sale  
**Date:** 03/08/2019  
**Property Type:** Unit

2/208 Stephenson Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$648,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** Unit