

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 27 Dean Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,233,000 House X Unit Suburb Mount Waverley

Period - From 01/01/2019 to 31/03/2019 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	393 Waverley Rd MOUNT WAVERLEY 3149	\$1,400,800	11/12/2018
2	133 Lawrence Rd MOUNT WAVERLEY 3149	\$1,360,000	16/02/2019
3	14 Rosaline Av MOUNT WAVERLEY 3149	\$1,316,000	13/04/2019

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.



5 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
March quarter 2019: \$1,233,000

Comparable Properties



393 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 2

Price: \$1,400,800
Method: Private Sale
Date: 11/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 745 sqm approx



133 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 3 2

Price: \$1,360,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 699 sqm approx



14 Rosaline Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 4

Price: \$1,316,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 691 sqm approx