

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

8 Jacqueline Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,431,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/04/2018

to

30/06/2018

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	8 Tarella Dr MOUNT WAVERLEY 3149	\$1,202,500	30/06/2018
2	7 Wortley Av MOUNT WAVERLEY 3149	\$1,200,000	20/07/2018
3	324 Highbury Rd MOUNT WAVERLEY 3149	\$1,168,000	07/08/2018

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.



3 1 2

Rooms:
Property Type: HOUSE
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2018: \$1,431,000

Comparable Properties

8 Tarella Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 1

Price: \$1,202,500
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 731 sqm approx



7 Wortley Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 4

Price: \$1,200,000
Method: Sold Before Auction
Date: 20/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 725 sqm approx



324 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 1

Price: \$1,168,000
Method: Private Sale
Date: 07/08/2018
Rooms: -
Property Type: House
Land Size: 685 sqm approx