

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

3/8 Catherine Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,107,500 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2021 to 30/06/2021 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	3a Bosco St CHADSTONE 3148	\$960,000	30/06/2021
2	2/15 Alfred Gr OAKLEIGH EAST 3166	\$995,000	16/06/2021
3	2/7 Briggs St MOUNT WAVERLEY 3149	\$1,000,000	24/04/2021

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:

15/07/2021 17:03



Property Type:

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

June quarter 2021: \$1,107,500

Comparable Properties



3a Bosco St CHADSTONE 3148 (REI)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 30/06/2021

Property Type: Townhouse (Res)



2/15 Alfred Gr OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$995,000

Method: Private Sale

Date: 16/06/2021

Property Type: Townhouse (Single)



2/7 Briggs St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Townhouse (Res)