Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/8 Catherine Avenue, Mount Waverley Vic 3149
Including suburb and	·
postcode	

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	Pro	perty Type U	Jnit]	Suburb	Mount Waverley
Period - From	01/04/2021	to	30/06/2021	So	ource	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

Address of comparable property		1 1100	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



Date of sale

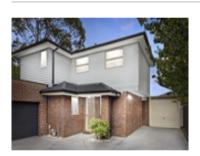






Indicative Selling Price \$950,000 - \$1,045,000 **Median Unit Price** June quarter 2021: \$1,107,500

Comparable Properties



3a Bosco St CHADSTONE 3148 (REI)

Price: \$960,000 Method: Auction Sale Date: 30/06/2021

Property Type: Townhouse (Res)

Agent Comments



2/15 Alfred Gr OAKLEIGH EAST 3166 (REI)

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Price: \$995,000 Method: Private Sale Date: 16/06/2021

Property Type: Townhouse (Single)

Agent Comments



2/7 Briggs St MOUNT WAVERLEY 3149 (REI)

Price: \$1,000,000 Method: Auction Sale Date: 24/04/2021

Property Type: Townhouse (Res)

Agent Comments

Account - 11 North Property Group | P: 1300 353 836



