

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

4/31 Malcolm Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,032,800

Property Type Unit

Suburb Mount Waverley

Period - From 01/07/2019

to 30/06/2020

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.

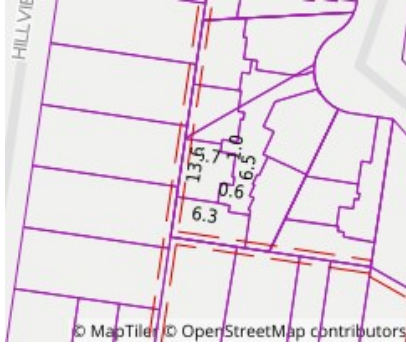
	Address of comparable property	Price	Date of sale
1	1/31-33 Malcolm Ct MOUNT WAVERLEY 3149	\$1,700,000	21/03/2020
2	1/21-23 Albert St MOUNT WAVERLEY 3149	\$1,430,000	29/02/2020
3	1/16 Lavidge Rd ASHWOOD 3147	\$1,333,000	13/07/2020

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:

27/07/2020 14:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median Unit Price
Year ending June 2020: \$1,032,800

Comparable Properties

1/31-33 Malcolm Ct MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 21/03/2020
Property Type: Townhouse (Res)



1/21-23 Albert St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,430,000
Method: Private Sale
Date: 29/02/2020
Property Type: Townhouse (Single)



1/16 Lavidge Rd ASHWOOD 3147 (REI) Agent Comments



Price: \$1,333,000
Method: Private Sale
Date: 13/07/2020
Property Type: Townhouse (Res)