

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 22 Pinewood Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,218,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2019 to 30/06/2019 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	27 Dean Av MOUNT WAVERLEY 3149	\$1,510,000	01/06/2019
2	9 Francis St MOUNT WAVERLEY 3149	\$1,500,000	23/03/2019
3	21 Greenways Rd GLEN WAVERLEY 3150	\$1,450,000	27/07/2019

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.



4
 2
 2

Rooms:

Property Type: House (Detached)

Land Size: 761 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2019: \$1,218,000

Comparable Properties



27 Dean Av MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

5
 2
 2

Price: \$1,510,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 758 sqm approx



9 Francis St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,500,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 755 sqm approx



21 Greenways Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

4
 2
 2

Price: \$1,450,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 5

Property Type: House (Res)

Land Size: 740 sqm approx