

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

2/20 Winbourne Road Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

1/12 Arthurson Street Mount Waverley VIC 3149	\$830,000	16-Jan-20
2/12 Arthurson Street Mount Waverley VIC 3149	\$868,000	10-Aug-19
2/46 Grenfell Road Mount Waverley VIC 3149	\$825,000	30-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 20 February 2020


1/12 Arthurson Street Mount Waverley VIC 3149

2 1 1

 Sold Price **\$830,000^{UN}** Sold Date **16-Jan-20**

 Distance **0.42km**

2/12 Arthurson Street Mount Waverley VIC 3149

2 1 1

 Sold Price **\$868,000** Sold Date **10-Aug-19**

 Distance **0.42km**

2/46 Grenfell Road Mount Waverley VIC 3149

2 1 2

 Sold Price **\$825,000** Sold Date **30-Nov-19**

 Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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