

## 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

3/1 Bowman Street, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$795,000

#### Median sale price

Median price

\$950,000

House

Unit

X

Suburb

Mount Waverley

Period - From

01/04/2017

to

31/03/2018

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 | 7/1-3 Gwynne St MOUNT WAVERLEY 3149      | \$805,000 | 19/02/2018   |
| 2 | 8/348 High Street Rd MOUNT WAVERLEY 3149 | \$787,000 | 30/06/2018   |
| 3 | 3/6 Avondale Gr MOUNT WAVERLEY 3149      | \$770,000 | 15/05/2018   |

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.



3 1 1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 227 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$795,000  
**Median Unit Price**  
 Year ending March 2018: \$950,000

## Comparable Properties



**7/1-3 Gwynne St MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**

3 - -

**Price:** \$805,000  
**Method:** Sale  
**Date:** 19/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 203 sqm approx



**8/348 High Street Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 2

**Price:** \$787,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 450 sqm approx



**3/6 Avondale Gr MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

2 1 1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 15/05/2018  
**Rooms:** -  
**Property Type:** Unit