

## 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

12 Illuka Crescent, 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)

Range between \$1,300,000

&amp;

\$1,400,000

## Median sale price

Median price \$1,369,500

House

X

Unit

Suburb Mount Waverley

Period - From 01/07/2016

to

30/06/2017

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 | 74 Albert St MOUNT WAVERLEY 3149 | \$1,375,000 | 29/04/2017   |
| 2 | 38 Price Av MOUNT WAVERLEY 3149  | \$1,313,000 | 15/03/2017   |
| 3 | 1 French St MOUNT WAVERLEY 3149  | \$1,305,000 | 13/05/2017   |

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending June 2017: \$1,369,500

## Comparable Properties



**74 Albert St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 6  
**Property Type:** House (Res)



**38 Price Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,313,000  
**Method:** Private Sale  
**Date:** 15/03/2017  
**Rooms:** -  
**Property Type:** House (Res)



**1 French St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,305,000  
**Method:** Private Sale  
**Date:** 13/05/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 712 sqm approx