

Roy ZHOU 0426180325 rzhou@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/41 Briggs Street, Mount Waverley Vic 3149
Including suburb and	,
postcode	

Indicative selling price

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

Range between	\$738,000	&	\$811,800

Median sale price

Median price	\$1,040,000	Hou	ıse	Unit	х	8	Suburb	Mount Waverley
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	3/40 Nonna St OAKLEIGH EAST 3166	\$810,000	01/02/2018
2	2/558 Huntingdale Rd MOUNT WAVERLEY 3149	\$806,500	18/11/2017
3	45 Mavfield Dr MOUNT WAVERLEY 3149	\$740.000	20/02/2018

OR

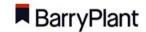
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814

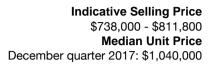




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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/40 Nonna St OAKLEIGH EAST 3166 (REI)





Price: \$810,000

Method: Sold Before Auction

Date: 01/02/2018

Rooms: -

Property Type: House

Agent Comments



2/558 Huntingdale Rd MOUNT WAVERLEY

3149 (REI)





Method: Auction Sale Date: 18/11/2017

Price: \$806,500

Rooms: 3

Property Type: Unit Land Size: 267 sqm approx Agent Comments



45 Mayfield Dr MOUNT WAVERLEY 3149 (REI) Agent Comments

-3





Price: \$740,000 Method: Private Sale Date: 20/02/2018

Rooms: -

Property Type: House (Res)

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