

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

2/22 Gloucester Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,080,000

&

\$1,188,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Mount Waverley

Period - From 01/01/2021

to 31/12/2021

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	2/2 Eildon Rd ASHWOOD 3147	\$1,095,000	05/02/2022
2	1/32 Wridgway Av BURWOOD 3125	\$1,040,000	17/01/2022
3	1/37 Mccomas Gr BURWOOD 3125	\$1,030,500	26/11/2021

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.~~

This Statement of Information was prepared on:

17/03/2022 11:23



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,188,000

Median House Price

Year ending December 2021: \$1,560,000

Comparable Properties



2/2 Eildon Rd ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,095,000

Method: Auction Sale

Date: 05/02/2022

Property Type: Unit



1/32 Wridgway Av BURWOOD 3125 (VG)

Agent Comments

3 0 -

Price: \$1,040,000

Method: Sale

Date: 17/01/2022

Property Type: Flat/Unit/Apartment (Res)



1/37 Mccomas Gr BURWOOD 3125 (VG)

Agent Comments

3 0 -

Price: \$1,030,500

Method: Sale

Date: 26/11/2021

Property Type: Flat/Unit/Apartment (Res)