## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address	2/22 Gloucester 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 \$1,080,000 & \$1,188,000	Range between	\$1,080,000	&	\$1,188,000
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### Median sale price

Median price	\$1,560,000	Pro	perty Type Ho	ouse		Suburb	Mount Waverley
Period - From	01/01/2021	to	31/12/2021	Sou	urce	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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

Ad	dress 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 comparableproperties 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









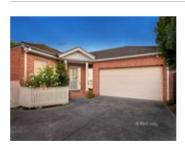




**Property Type:** Strata Unit/Flat Agent Comments

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

Price: \$1,095,000 Method: Auction Sale Date: 05/02/2022 Property Type: Unit



1/32 Wridgway Av BURWOOD 3125 (VG)

**-**





Price: \$1,040,000 Method: Sale Date: 17/01/2022

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



1/37 Mccomas Gr BURWOOD 3125 (VG)

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**Price:** \$1,030,500 **Method:** Sale **Date:** 26/11/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000



