

## 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

6/1 Elm Grove, 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

\$600,000

&

\$660,000

#### Median sale price

Median price

\$920,000

House

Unit

X

Suburb

Mount Waverley

Period - From

01/07/2018

to

30/09/2018

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	1/587 High Street Rd MOUNT WAVERLEY 3149	\$725,000	22/09/2018
2	2/10 Bond St MOUNT WAVERLEY 3149	\$675,000	18/05/2018
3	1/1 Elm Gr MOUNT WAVERLEY 3149	\$665,000	12/05/2018

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.



2   1   0

**Rooms:**

**Property Type:** Unit

**Land Size:** 163.026 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

September quarter 2018: \$920,000

## Comparable Properties



**1/587 High Street Rd MOUNT WAVERLEY 3149** Agent Comments  
(REI)

2   1   1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 22/09/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 430 sqm approx

**2/10 Bond St MOUNT WAVERLEY 3149 (VG)** Agent Comments

2   -   -

**Price:** \$675,000

**Method:** Sale

**Date:** 18/05/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**1/1 Elm Gr MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments

2   1   1

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** Unit