

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	6/1 Elm Grove, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

\$60	660,000
	\$

Median sale price

Median price	\$920,000	Hou	se	Unit	Х		Suburb	Mount Waverley
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

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

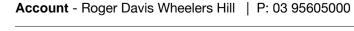
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	are on the report of		2000 01 0000
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.







Price

Date of sale

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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)

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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)

├─ 2 **├**─ -

Price: \$675,000 **Method:** Sale **Date:** 18/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

1 2 **1 4**

Price: \$665,000 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: Unit

Account - Roger Davis Wheelers Hill | P: 03 95605000





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