

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

21 Carrol Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$1,215,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/10/2018

to

31/12/2018

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	21 Curtis Av MOUNT WAVERLEY 3149	\$972,222	12/02/2019
2	155 Power Av CHADSTONE 3148	\$866,000	01/12/2018
3	624 Huntingdale Rd MOUNT WAVERLEY 3149	\$820,000	21/12/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median House Price
December quarter 2018: \$1,215,000

Comparable Properties



21 Curtis Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$972,222
Method: Private Sale
Date: 12/02/2019
Rooms: -
Property Type: House
Land Size: 725 sqm approx



155 Power Av CHADSTONE 3148 (REI/VG) **Agent Comments**



Price: \$866,000
Method: Auction Sale
Date: 01/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 604 sqm approx



624 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**



Price: \$820,000
Method: Private Sale
Date: 21/12/2018
Rooms: 5
Property Type: House
Land Size: 650 sqm approx