

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

2/532 Waverley Road, 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 \$895,000

House

Unit

X

Suburb Mount Waverley

Period - From 01/07/2017

to

30/09/2017

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	2/29 Sampson Dr MOUNT WAVERLEY 3149	\$985,000	11/08/2017
2	1/28 Leicester Av GLEN WAVERLEY 3150	\$895,000	17/06/2017
3	3/1 Edna St MOUNT WAVERLEY 3149	\$820,000	14/07/2017

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: Unit

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



2/29 Sampson Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 11/08/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 242 sqm approx



1/28 Leicester Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$895,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: Unit

Land Size: 340 sqm approx



3/1 Edna St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 14/07/2017

Rooms: -

Property Type: Unit

Land Size: 264 sqm approx