

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

33 Briggs Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/10/2019

to

30/09/2020

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	17 Dallas St MOUNT WAVERLEY 3149	\$1,450,000	11/12/2020
2	1 Harry Ct MOUNT WAVERLEY 3149	\$1,401,500	05/12/2020
3	10 Oakern St MOUNT WAVERLEY 3149	\$1,330,000	22/10/2020

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.~~

This Statement of Information was prepared on:

13/01/2021 10:02

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4 2 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending September 2020: \$1,335,000

Comparable Properties



17 Dallas St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 11/12/2020

Property Type: House



1 Harry Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 -

Price: \$1,401,500

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 846 sqm approx



10 Oakern St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,330,000

Method: Auction Sale

Date: 22/10/2020

Property Type: House (Res)

Land Size: 726 sqm approx