

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

3/321 Blackburn Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$1,000,000 Property Type Unit Suburb Mount Waverley

Period - From 07/10/2019 to 06/10/2020 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	3/461-463 High Street Rd MOUNT WAVERLEY 3149	\$679,999	11/06/2020
2	1/447 High Street Rd MOUNT WAVERLEY 3149	\$640,000	07/04/2020
3	3/748-750 Waverley Rd GLEN WAVERLEY 3150	\$610,000	30/04/2020

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:

07/10/2020 13:53



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
07/10/2019 - 06/10/2020: \$1,000,000

Comparable Properties



3/461-463 High Street Rd MOUNT WAVERLEY 3149 (VG) **Agent Comments**

2 - -

Price: \$679,999
Method: Sale
Date: 11/06/2020
Property Type: Flat/Unit/Apartment (Res)



1/447 High Street Rd MOUNT WAVERLEY 3149 (VG) **Agent Comments**

1 - -

Price: \$640,000
Method: Sale
Date: 07/04/2020
Property Type: Flat/Unit/Apartment (Res)



3/748-750 Waverley Rd GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

2 1 1

Price: \$610,000
Method: Private Sale
Date: 30/04/2020
Property Type: Townhouse (Single)