

## 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 Damon Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&

\$1,045,000

#### Median sale price

Median price \$1,280,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/04/2018

to

31/03/2019

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	27 Atkinson St CHADSTONE 3148	\$1,011,000	04/03/2019
2	66 Smyth St MOUNT WAVERLEY 3149	\$998,000	24/04/2019
3	58 Therese Av MOUNT WAVERLEY 3149	\$980,000	28/06/2019

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:** House  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending March 2019: \$1,280,000

## Comparable Properties



**27 Atkinson St CHADSTONE 3148 (REI/VG)**

**Agent Comments**



**Price:** \$1,011,000  
**Method:** Private Sale  
**Date:** 04/03/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 890 sqm approx



**66 Smyth St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$998,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2019  
**Rooms:** 8  
**Property Type:** House (Res)



**58 Therese Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 28/06/2019  
**Rooms:** -  
**Property Type:** House & Land Package  
**Land Size:** 652 sqm approx