

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

1/31 Malcolm Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,032,800

Property Type Unit

Suburb Mount Waverley

Period - From 01/10/2019

to 31/12/2019

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	1/32 St Albans St MOUNT WAVERLEY 3149	\$1,640,000	07/12/2019
2	13a Malcolm Ct MOUNT WAVERLEY 3149	\$1,628,000	15/11/2019
3	13b Malcolm Ct MOUNT WAVERLEY 3149	\$1,600,000	07/10/2019

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.~~

This Statement of Information was prepared on:

26/02/2020 19:01



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median Unit Price
December quarter 2019: \$1,032,800

Comparable Properties



1/32 St Albans St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,640,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Townhouse (Res)



13a Malcolm Ct MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,628,000
Method: Private Sale
Date: 15/11/2019
Property Type: Townhouse (Single)



13b Malcolm Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 07/10/2019
Rooms: 7
Property Type: Townhouse (Single)