## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	1/31 Malcolm Court, Mount Waverley Vic 3149
Including suburb and	·
postcode	

#### 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	Pro	perty Type Ur	nit		Suburb	Mount Waverley
Period - From	01/10/2019	to	31/12/2019	Sc	urce	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

Add	dress 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 comparableproperties 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



# RT Edgar

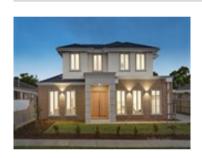




Agent Comments

**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)

Price: \$1,640,000 Method: Auction Sale Date: 07/12/2019

Property Type: Townhouse (Res)

**Agent Comments** 





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)

**└─** 4

Price: \$1,600,000 Method: Private Sale Date: 07/10/2019

Rooms: 7

Property Type: Townhouse (Single)

Agent Comments





