

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

2/59 Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,108,250 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2020 to 31/12/2020 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	1/13 State St OAKLEIGH EAST 3166	\$850,000	19/12/2020
2	2/13 Sage St OAKLEIGH EAST 3166	\$840,000	29/11/2020
3	2/35 Pamela St MOUNT WAVERLEY 3149	\$820,000	21/12/2020

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:

15/02/2021 13:44

2/59 Therese Avenue, Mount Waverley Vic 3149



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

December quarter 2020: \$1,108,250

Comparable Properties



1/13 State St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Townhouse (Single)



2/13 Sage St OAKLEIGH EAST 3166 (VG)

Agent Comments

3 - -

Price: \$840,000

Method: Sale

Date: 29/11/2020

Property Type: Flat/Unit/Apartment (Res)



2/35 Pamela St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$820,000

Method: Private Sale

Date: 21/12/2020

Property Type: Townhouse (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133