

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

2/9 Anthony Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,227,500

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/07/2021

to

30/09/2021

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	1/43 Howard Av MOUNT WAVERLEY 3149	\$1,505,000	23/10/2021
2	225 Waverley Rd MOUNT WAVERLEY 3149	\$1,431,000	22/08/2021
3	34 Doynton Pde MOUNT WAVERLEY 3149	\$1,428,500	13/11/2021

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:

02/12/2021 10:17



 4  3  2 garage

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Unit Price
September quarter 2021: \$1,227,500

Comparable Properties



1/43 Howard Av MOUNT WAVERLEY 3149 (REI/VG)

 4  3  2

Price: \$1,505,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Townhouse (Res)
Land Size: 304 sqm approx

Agent Comments

Offers near new accommodation with similar land & accommodation size, premier location



225 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

 4  3  2

Price: \$1,431,000
Method: Auction Sale
Date: 22/08/2021
Property Type: Townhouse (Res)
Land Size: 429 sqm approx

Agent Comments

Offers near new accommodation with similar land & accommodation size, main-road location

34 Doynton Pde MOUNT WAVERLEY 3149 (REI)

 4  2  -

Price: \$1,428,500
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)

Agent Comments

Offers near new accommodation with slightly smaller land & accommodation size.

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