# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	е
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Address	2/9 Anthony Drive, 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	\$1,400,000	&	\$1,500,000
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### Median sale price

Median price	\$1,227,500	Pro	perty Type Ur	it		Suburb	Mount Waverley
Period - From	01/07/2021	to	30/09/2021	So	ource	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

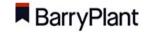
Address of comparable property		Price	Date of sale
1	1/43 Howard Av MOUNT WAVERLEY 3149	\$1,505,000	23/10/2021
2	225 Waverley Rd MOUNT WAVERLEY 3149	\$1,431,000	22/08/2021
3	34 Doynton Pde MOUNT WAVERLEY 3149	\$1,428,500	13/11/2021

### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









**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)

REI/VG





**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)







### Agent Comments

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

**Price:** \$1,431,000 **Method:** Auction Sale **Date:** 22/08/2021

**Property Type:** Townhouse (Res) **Land Size:** 429 sqm approx

### 34 Doynton Pde MOUNT WAVERLEY 3149

(REI)

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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.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



