

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 44 William Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,456,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017 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	3 Sherwood Rd MOUNT WAVERLEY 3149	\$2,898,899	03/04/2017
2	4 Outlook Rd MOUNT WAVERLEY 3149	\$2,525,000	22/07/2017
3	50 Therese Av MOUNT WAVERLEY 3149	\$2,250,000	05/06/2017

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.



5 5 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median House Price
 June quarter 2017: \$1,456,000

Comparable Properties



3 Sherwood Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

6 5 2

Price: \$2,898,899
Method: Private Sale
Date: 03/04/2017
Rooms: 11
Property Type: House (Res)
Land Size: 785 sqm approx



4 Outlook Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 2 2

Price: \$2,525,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: House (Res)



50 Therese Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**

5 3 2

Price: \$2,250,000
Method: Private Sale
Date: 05/06/2017
Rooms: 6
Property Type: House
Land Size: 650 sqm approx