

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

3/24 Mummery Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$950,000 House Unit X 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	2/24 Mummery St MOUNT WAVERLEY 3149	\$1,525,000	15/07/2017
2	1/42 Albert St MOUNT WAVERLEY 3149	\$1,450,000	15/07/2017
3	2/9 Mummery St MOUNT WAVERLEY 3149	\$1,375,000	08/07/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Unit Price
June quarter 2017: \$950,000

2/24 Mummery Street Mount Waverley is the jointed townhouse recently sold in the same complex.

Comparable Properties



2/24 Mummery St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,525,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 7
Property Type: Townhouse (Res)



1/42 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 7
Property Type: Townhouse (Res)



2/9 Mummery St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 366 sqm approx