

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

4/1 Maxine Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	2/2 Jingella Av ASHWOOD 3147	\$765,000	06/02/2021
2	5/20 Princetown Rd MOUNT WAVERLEY 3149	\$700,000	01/02/2021
3			

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:

19/02/2021 15:15

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2020: \$1,108,250



 2  1  1

Property Type: Unit

Land Size: 283 sqm approx

Agent Comments

Comparable Properties



2/2 Jingella Av ASHWOOD 3147 (REI)

Agent Comments

 2  1  1

Price: \$765,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Townhouse (Res)



5/20 Princetown Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$700,000

Method: Private Sale

Date: 01/02/2021

Property Type: Unit

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.