Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	y offered for sa	ale
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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
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Median sale price

Median price	\$1,108,250	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

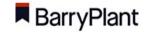
OR

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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Date of sale





Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price**

December quarter 2020: \$1,108,250



Property Type: Unit

Land Size: 283 sqm approx Agent Comments

Comparable Properties



2/2 Jingella Av ASHWOOD 3147 (REI)

Price: \$765,000 Method: Auction Sale Date: 06/02/2021

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



5/20 Princetown Rd MOUNT WAVERLEY 3149

(REI)

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.

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



