

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

41 Monomeith Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Mount Waverley

Period - From 16/12/2018

to 15/12/2019

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	18 Kendall St MOUNT WAVERLEY 3149	\$1,350,000	23/11/2019
2	216 Stephenson Rd MOUNT WAVERLEY 3149	\$1,330,500	09/11/2019
3	40 Price Av MOUNT WAVERLEY 3149	\$1,308,000	19/10/2019

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:

16/12/2019 10:52