

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	2/5 Bicton Street, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,025,000	&	\$1,125,000
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Median sale price

Median price	\$1,040,000	House		Unit	X	Suburb	Mount Waverley
Period - From	01/10/2017	to	31/12/2017	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	4/51-53 Stocks Rd MOUNT WAVERLEY 3149	\$1,106,000	10/03/2018
2	2/406 High Street Rd MOUNT WAVERLEY 3149	\$1,080,000	17/02/2018
3	4/70-72 Larch Cr MOUNT WAVERLEY 3149	\$1,050,000	02/12/2017

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.



 4  3  1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,025,000 - \$1,125,000
Median Unit Price
December quarter 2017: \$1,040,000

Comparable Properties



4/51-53 Stocks Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 4  2  2

Price: \$1,106,000
Method: Auction Sale
Date: 10/03/2018
Rooms: -
Property Type: Townhouse (Res)



2/406 High Street Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 17/02/2018
Rooms: 6
Property Type: Townhouse (Single)



4/70-72 Larch Cr MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 3  3  2

Price: \$1,050,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Townhouse (Res)