

## 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

21 Roland Street, Mount Waverley Vic 3149

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 &amp; \$1,045,000

## Median sale price

Median price \$950,000 House Unit X Suburb Mount Waverley

Period - From 01/01/2017 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 | 1/1 Renown St BURWOOD 3125     | \$1,026,000 | 21/12/2017   |
| 2 | 13/19 Hughes St BURWOOD 3125   | \$1,002,000 | 07/10/2017   |
| 3 | 136a Highbury Rd BURWOOD 3125  | \$990,000   | 27/10/2017   |

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.

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

Year ending December 2017: \$950,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**1/1 Renown St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,026,000

**Method:** Private Sale

**Date:** 21/12/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 269.30 sqm approx



**13/19 Hughes St BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$1,002,000

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 199 sqm approx



**136a Highbury Rd BURWOOD 3125 (VG)**

Agent Comments



**Price:** \$990,000

**Method:** Sale

**Date:** 27/10/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)