

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 Riviera Street Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,175,000

&

\$1,292,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,218,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

8 Jacqueline Road Mount Waverley VIC 3149	\$1,242,000	12-Oct-19
60 Alice Street Mount Waverley VIC 3149	\$1,231,000	07-Mar-19
31 Bennett Avenue Mount Waverley VIC 3149	\$1,235,000	24-Feb-19

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 6 months.~~

This Statement of Information was prepared on: 16 December 2019



8 Jacqueline Road Mount Waverley VIC 3149 Sold Price **\$1,242,000** Sold Date **12-Oct-19**

3 1 2

Distance **0.59km**



60 Alice Street Mount Waverley VIC 3149 Sold Price **\$1,231,000** Sold Date **07-Mar-19**

3 1 2

Distance **0.97km**



31 Bennett Avenue Mount Waverley VIC 3149 Sold Price **\$1,235,000** Sold Date **24-Feb-19**

3 1 2

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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