

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

1/7 Brand Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,220,000

&

\$1,342,000

Median sale price

Median price \$1,272,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 08/03/2021

to

07/03/2022

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	2/26 Allister St MOUNT WAVERLEY 3149	\$1,370,000	30/10/2021
2	2/25 Park Rd MOUNT WAVERLEY 3149	\$1,352,000	02/10/2021
3	2/38 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,290,000	14/10/2021

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:

08/03/2022 09:59



Property Type:
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,342,000
Median Townhouse Price
08/03/2021 - 07/03/2022: \$1,272,000

Comparable Properties



2/26 Allister St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 30/10/2021
Property Type: Townhouse (Res)

2/25 Park Rd MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,352,000
Method: Auction Sale
Date: 02/10/2021
Property Type: Unit
Land Size: 504 sqm approx



2/38 Darbyshire Rd MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 14/10/2021
Property Type: Townhouse (Res)