

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

3/4 Edna Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,227,500

Property Type Unit

Suburb Mount Waverley

Period - From 01/07/2021

to 30/09/2021

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	1/11 Pamay Rd MOUNT WAVERLEY 3149	\$903,000	30/10/2021
2	3/72 Leicester Av GLEN WAVERLEY 3150	\$900,000	05/10/2021
3	2/1 Elm Gr MOUNT WAVERLEY 3149	\$820,000	24/07/2021

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:

12/01/2022 12:12



 3  1  1

Rooms: 4
Property Type: Unit
Land Size: 262 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000
Median Unit Price
 September quarter 2021: \$1,227,500

Comparable Properties

1/11 Pamay Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$903,000
Method: Auction Sale
Date: 30/10/2021
Property Type: Townhouse (Res)
Land Size: 223 sqm approx



3/72 Leicester Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 3  2  2

Price: \$900,000
Method: Sold Before Auction
Date: 05/10/2021
Property Type: Townhouse (Res)



2/1 Elm Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Auction Sale
Date: 24/07/2021
Property Type: Unit