

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

2/46 Wilga Street, Mount Waverley Vic 3149

Indicative selling price

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

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

Median sale price

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

Period - From 01/04/2019 to 30/06/2019 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 | 11b Forster Rd MOUNT WAVERLEY 3149 | \$1,052,000 | 17/05/2019 |
| 2 | 1/514 Waverley Rd MOUNT WAVERLEY 3149 | \$1,028,000 | 29/06/2019 |
| 3 | 2/10 Wallabah St MOUNT WAVERLEY 3149 | \$990,000 | 09/03/2019 |

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
 2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price

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

Median Unit Price

June quarter 2019: \$950,000

Comparable Properties



11b Forster Rd MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

4
 2
 2

Price: \$1,052,000
Method: Private Sale
Date: 17/05/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 321 sqm approx



1/514 Waverley Rd MOUNT WAVERLEY 3149
(REI)

Agent Comments

4
 3
 2

Price: \$1,028,000
Method: Auction Sale
Date: 29/06/2019
Rooms: 7
Property Type: Townhouse (Res)



2/10 Wallabah St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

3
 2
 3

Price: \$990,000
Method: Private Sale
Date: 09/03/2019
Rooms: -
Property Type: Townhouse (Single)