

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 28A Quaintance Street, Mount Waverley, VIC 3149

Indicative selling price

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

Price Range \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,450,500 Property Type Townhouse Suburb Mount Waverley (3149)

Period - From 22/10/2020 to 21/10/2021 Source REIV

Comparable property sales

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
91B MUIR STREET, MOUNT WAVERLEY VIC 3149	\$1,263,000	16/10/2021
1/7 PARK ROAD, MOUNT WAVERLEY VIC 3149	\$1,220,000	27/06/2021
12A CAROLINA STREET, MOUNT WAVERLEY VIC 3149	\$1,180,000	03/10/2021

This Statement of Information was prepared on: 22/10/2021