

# 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

5 Merton Close, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,625,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2021 to 31/12/2021 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	60 St Albans St MOUNT WAVERLEY 3149	\$1,650,000	20/11/2021
2	5 Corowa Ct MOUNT WAVERLEY 3149	\$1,620,000	18/12/2021
3	3 Heleus Ct MOUNT WAVERLEY 3149	\$1,530,000	11/12/2021

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:

02/02/2022 11:22



 4  2  2

**Property Type:** House (Res)  
**Land Size:** 1090 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
December quarter 2021: \$1,625,000

## Comparable Properties



**60 St Albans St MOUNT WAVERLEY 3149 (REI)** Agent Comments

 4  2  2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx

**5 Corowa Ct MOUNT WAVERLEY 3149 (REI)** Agent Comments

 4  1  2

**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 18/12/2021  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**3 Heleus Ct MOUNT WAVERLEY 3149 (REI)** Agent Comments

 4  2  2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx