### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| • •                          |  |
|------------------------------|--|
| Address Including suburb and | 218 Waverley Road, Mount Waverley Vic 3149 |

postcode

#### Indicative selling price

Property offered for sale

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

Range between \$1,100,000 & \$1,200,000

#### Median sale price

| Median price  | \$1,480,750 | Pro | perty Type | House |       | Suburb | Mount Waverley |
|---------------|-------------|-----|------------|-------|-------|--------|----------------|
| Period - From | 09/11/2020  | to  | 08/11/2021 | So    | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property        | Price       | Date of sale |
|----|-------------------------------------|-------------|--------------|
| 1  | 221 Waverley Rd MOUNT WAVERLEY 3149 | \$1,180,000 | 28/05/2021   |
| 2  | 50 Mayfield Dr MOUNT WAVERLEY 3149  | \$1,100,000 | 18/05/2021   |
| 3  |                                     |             |              |

#### 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: | 09/11/2021 14:14 |
|--|------------------|
|--|------------------|









Property Type: Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 09/11/2020 - 08/11/2021: \$1,480,750

## Comparable Properties



221 Waverley Rd MOUNT WAVERLEY 3149

(REI)

3

1



Price: \$1,180,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: House (Res)

Agent Comments

50 Mayfield Dr MOUNT WAVERLEY 3149 (VG)

<u>□</u> 3 • - ♠

Price: \$1,100,000 Method: Sale Date: 18/05/2021

Property Type: House (Res) Land Size: 719 sqm approx LEY 3149 (VG) Agent Comments

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.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





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