

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

218 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Property Type House

Suburb Mount Waverley

Period - From 09/11/2020

to

08/11/2021

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	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)

Agent Comments



Price: \$1,180,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: House (Res)

50 Mayfield Dr MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 18/05/2021
Property Type: House (Res)
Land Size: 719 sqm approx

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.

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