

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

9 Wilga Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,431,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/04/2018

to

30/06/2018

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	2 Mayfield Dr MOUNT WAVERLEY 3149	\$1,125,000	08/10/2018
2	3 Griffiths Ct MOUNT WAVERLEY 3149	\$1,065,000	08/09/2018
3	12 Sadie St MOUNT WAVERLEY 3149	\$1,025,000	10/07/2018

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.



3 2 2

Rooms:
Property Type: House
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2018: \$1,431,000

Comparable Properties



2 Mayfield Dr MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 1 3

Price: \$1,125,000
Method: Private Sale
Date: 08/10/2018
Rooms: 4
Property Type: House
Land Size: 772 sqm approx

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

3 1 2

Price: \$1,065,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 761 sqm approx



12 Sadie St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 1 1

Price: \$1,025,000
Method: Sold Before Auction
Date: 10/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 837 sqm approx