

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

13 Francis Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,470,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/10/2017

to

31/12/2017

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	14 Wingate Av MOUNT WAVERLEY 3149	\$1,820,000	07/10/2017
2	35 Waimarie Dr MOUNT WAVERLEY 3149	\$1,800,000	15/09/2017
3	13 Shirley Av GLEN WAVERLEY 3150	\$1,746,000	02/12/2017

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 December quarter 2017: \$1,470,000

Comparable Properties

14 Wingate Av MOUNT WAVERLEY 3149
 (REI/VG)

Agent Comments



Price: \$1,820,000
Method: Sold Before Auction
Date: 07/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 919 sqm approx



35 Waimarie Dr MOUNT WAVERLEY 3149
 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 15/09/2017
Rooms: 7
Property Type: House
Land Size: 1392 sqm approx



13 Shirley Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,746,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 11
Property Type: House (Res)
Land Size: 799 sqm approx