

#### 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	20 Rosaline Avenue, Mount Waverley Vic 3149
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,450,000	&	\$1,595,000
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#### Median sale price

Median price	\$1,441,000	Hou	ıse X	Unit			Suburb	Mount Waverley
Period - From	01/07/2017	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Una St MOUNT WAVERLEY 3149	\$1,500,000	06/06/2018
2	5 Norray Av MOUNT WAVERLEY 3149	\$1,450,000	17/03/2018
3	9 Simpson Dr MOUNT WAVERLEY 3149	\$1,431,000	09/05/2018

#### 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.





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Rooms: Property Type: Agent Comments Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price Year ending June 2018: \$1,441,000

## Comparable Properties

1 Una St MOUNT WAVERLEY 3149 (REI)

**3 -** - **-**

**Price:** \$1,500,000 **Method:** Private Sale **Date:** 06/06/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 

5 Norray Av MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

**9** 5 **4** 3 **4** 

Price: \$1,450,000 Method: Auction Sale Date: 17/03/2018 Rooms: -

**Property Type:** House (Res) **Land Size:** 718 sqm approx

9 Simpson Dr MOUNT WAVERLEY 3149 (REI)

Price: \$1,431,000 Method: Private Sale Date: 09/05/2018 Rooms: 10

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**Property Type:** House (Res) **Land Size:** 729 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments