

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	20 Rosaline Avenue, Mount Waverley Vic 3149
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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	House	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.

	Address 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.



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)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 06/06/2018
Rooms: -
Property Type: House (Res)

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



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)

Agent Comments



Price: \$1,431,000
Method: Private Sale
Date: 09/05/2018
Rooms: 10
Property Type: House (Res)
Land Size: 729 sqm approx