

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

23 Cinnabar Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,015,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

20/02/2019

to

19/02/2020

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	1/614-616 High Street Rd GLEN WAVERLEY 3150	\$1,225,000	15/02/2020
2	1/4 Elm Gr MOUNT WAVERLEY 3149	\$1,200,000	15/02/2020
3	1/91 Eley Rd BOX HILL SOUTH 3128	\$1,100,000	02/01/2020

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:

20/02/2020 14:45



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000

Median Unit Price

20/02/2019 - 19/02/2020: \$1,015,000

Comparable Properties



1/614-616 High Street Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,225,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 7

Property Type: Townhouse (Res)



1/4 Elm Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Unit

Land Size: 405 sqm approx



1/91 Eley Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

3 3 2

Price: \$1,100,000

Method: Private Sale

Date: 02/01/2020

Property Type: Townhouse (Single)