# 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

1/1 Mayfield Drive, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$935,000	Pro	operty Type	Unit			Suburb	Mount Waverley
Period - From	14/06/2021	to	13/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/42 Pamela St MOUNT WAVERLEY 3149	\$850,000	07/02/2022
2	1/4 Glenmore Gr MOUNT WAVERLEY 3149	\$825,000	21/05/2022
3	2/372 Stephensons Rd MOUNT WAVERLEY 3149	\$800,000	23/04/2022

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:

14/06/2022 09:48



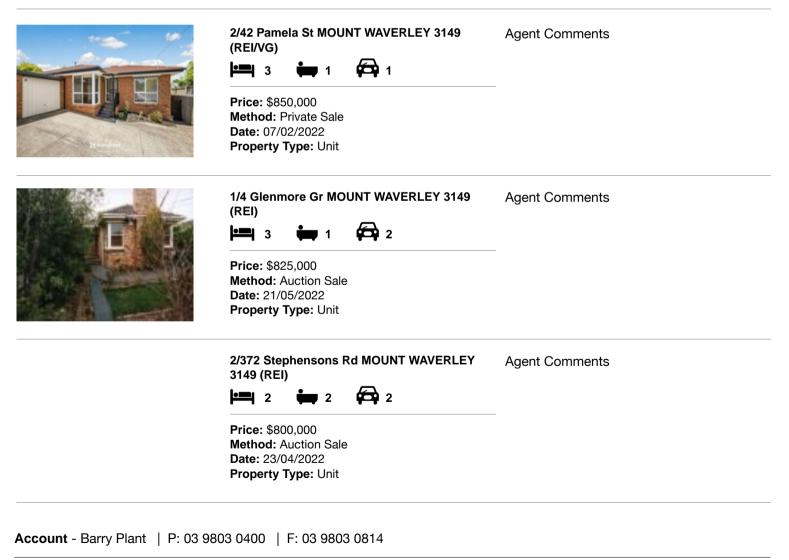






Rooms: 5 Property Type: Unit Land Size: 362 Approx. Sqm sqm approx Agent Comments 2 Toilets Indicative Selling Price \$800,000 - \$850,000 Median Unit Price 14/06/2021 - 13/06/2022: \$935,000

# **Comparable Properties**







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