

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$935,000 Property Type Unit Suburb Mount Waverley

Period - From 14/06/2021 to 13/06/2022 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	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 Stephenson 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



 3  1  1

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



2/42 Pamela St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$850,000
Method: Private Sale
Date: 07/02/2022
Property Type: Unit



1/4 Glenmore Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$825,000
Method: Auction Sale
Date: 21/05/2022
Property Type: Unit

2/372 Stephenson's Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  2  2

Price: \$800,000
Method: Auction Sale
Date: 23/04/2022
Property Type: Unit

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814