

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

4 Bicton Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,245,000

Median sale price

Median price

\$1,320,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/01/2018

to

31/12/2018

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	31 Bennett Av MOUNT WAVERLEY 3149	\$1,235,000	24/02/2019
2	24 Jubilee St MOUNT WAVERLEY 3149	\$1,205,000	19/12/2018
3	48 Sesame St MOUNT WAVERLEY 3149	\$1,198,000	08/12/2018

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: House
Land Size: 702.723 sqm approx
Agent Comments

Indicative Selling Price
\$1,245,000
Median House Price
Year ending December 2018: \$1,320,000

Comparable Properties



31 Bennett Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,235,000
Method: Sold After Auction
Date: 24/02/2019
Rooms: -
Property Type: House
Land Size: 732 sqm approx



24 Jubilee St MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**



Price: \$1,205,000
Method: Private Sale
Date: 19/12/2018
Rooms: 5
Property Type: House
Land Size: 752 sqm approx



48 Sesame St MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,198,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 729 sqm approx