

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	4 Bicton Street, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,320,000	Hou	ise X	Unit		S	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.





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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)





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)





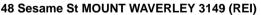
Price: \$1,205,000 Method: Private Sale Date: 19/12/2018

Rooms: 5

Property Type: House Land Size: 752 sqm approx Agent Comments

Agent Comments

Agent Comments







Price: \$1,198,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 729 sqm approx

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





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