

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

1/17 Joy Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$950,000

House

Unit

X

Suburb

Mount Waverley

Period - From

01/04/2019

to

30/06/2019

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	1/4 Meteor St MOUNT WAVERLEY 3149	\$1,477,000	10/08/2019
2	34 Hilton St MOUNT WAVERLEY 3149	\$1,320,000	22/06/2019
3	2/39 Delmore Cr GLEN WAVERLEY 3150	\$1,318,000	20/08/2019

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:
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,375,000
Median Unit Price
 June quarter 2019: \$950,000

Comparable Properties



1/4 Meteor St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

OFF THE PLAN SALE

Price: \$1,477,000
Method: Private Sale
Date: 10/08/2019
Rooms: 6
Property Type: Townhouse (Single)



34 Hilton St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,320,000
Method: Private Sale
Date: 22/06/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 334 sqm approx

2/39 Delmore Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,318,000
Method: Sold Before Auction
Date: 20/08/2019
Rooms: -
Property Type: Townhouse (Res)