Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/65 Wave Avenue, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,149,000

Median sale price

Median price \$1,227,500	Property Type Ur	it	Suburb	Mount Waverley
Period - From 01/07/2021	to 30/09/2021	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

The second compared to be second to the seco			Date of care
1	1/65 Wave Av MOUNT WAVERLEY 3149	\$1,230,000	17/11/2021
2	7/3-5 Joanna Ct MOUNT WAVERLEY 3149	\$1,175,000	11/10/2021
3	1/40 Wave Av MOUNT WAVERLEY 3149	\$1,101,000	18/11/2021

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:	21/01/2022 11:31



Date of sale







Rooms: 5

Property Type: Townhouse

Agent Comments

Brand new Nobody corp MWSZ

Indicative Selling Price \$1,149,000 **Median Unit Price**

September quarter 2021: \$1,227,500

Comparable Properties



1/65 Wave Av MOUNT WAVERLEY 3149 (REI)

Price: \$1,230,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Townhouse (Res)

Agent Comments

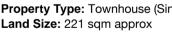


7/3-5 Joanna Ct MOUNT WAVERLEY 3149

Price: \$1,175,000 Method: Private Sale Date: 11/10/2021

Property Type: Townhouse (Single)

Agent Comments





1/40 Wave Av MOUNT WAVERLEY 3149 (REI)

Price: \$1,101,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: Townhouse (Res)

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707



