

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

2/65 Wave Avenue, Mount Waverley Vic 3149

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

Unit

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	Price	Date of sale
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



3 2 2

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)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Townhouse (Res)



7/3-5 Joanna Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 3 2

Price: \$1,175,000

Method: Private Sale

Date: 11/10/2021

Property Type: Townhouse (Single)

Land Size: 221 sqm approx



1/40 Wave Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$1,101,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: Townhouse (Res)