

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 2/57 Smyth Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$917,149 House Unit X 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	1/1 Acton St MOUNT WAVERLEY 3149	\$1,075,000	24/11/2018
2	2/31 Pamela St MOUNT WAVERLEY 3149	\$1,055,000	27/10/2018
3	2/443 Waverley Rd MOUNT WAVERLEY 3149	\$990,000	11/12/2018

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.



4 2 2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending December 2018: \$917,149

Comparable Properties



1/1 Acton St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 1

Price: \$1,075,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 422 sqm approx

2/31 Pamela St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,055,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



2/443 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$990,000

Method: Private Sale

Date: 11/12/2018

Rooms: -

Property Type: Townhouse (Single)