

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

3/65 Wave Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,100,000

&

\$1,180,000

Median sale price

Median price

\$1,107,500

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/04/2021

to

30/06/2021

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	2/20 Grenfell Rd MOUNT WAVERLEY 3149	\$1,160,000	19/06/2021
2	2/7 Lesay Ct MOUNT WAVERLEY 3149	\$1,151,000	12/07/2021
3	1/43 Briggs St MOUNT WAVERLEY 3149	\$1,150,000	03/05/2021

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:

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3 2 2

Rooms: 5
Property Type:
Land Size: 331 sqm approx
Agent Comments
 Brand new, 3 on the block, MWSC.

Indicative Selling Price
 \$1,100,000 - \$1,180,000
Median Unit Price
 June quarter 2021: \$1,107,500

Comparable Properties



2/20 Grenfell Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Auction Sale
Date: 19/06/2021
Property Type: Unit



2/7 Lesay Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$1,151,000
Method: Sold Before Auction
Date: 12/07/2021
Property Type: Townhouse (Res)
Land Size: 288 sqm approx



1/43 Briggs St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 03/05/2021
Property Type: Unit
Land Size: 318 sqm approx