

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

48 Kay Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,160,000

&

\$1,275,000

Median sale price

Median price \$1,233,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/01/2019

to

31/03/2019

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	3 Susan Ct MOUNT WAVERLEY 3149	\$1,265,000	06/04/2019
2	7 Joy St MOUNT WAVERLEY 3149	\$1,260,000	23/03/2019
3	381 High Street Rd MOUNT WAVERLEY 3149	\$1,200,000	04/05/2019

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.



5 2 2

Rooms:
Property Type: House (Res)
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
 \$1,160,000 - \$1,275,000
Median House Price
 March quarter 2019: \$1,233,000

Comparable Properties



3 Susan Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

6 3 2

Price: \$1,265,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 659 sqm approx



7 Joy St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,260,000
Method: Auction Sale
Date: 23/03/2019
Rooms: 7
Property Type: House (Res)



381 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

7 5 2

Price: \$1,200,000
Method: Auction Sale
Date: 04/05/2019
Rooms: -
Property Type: House
Land Size: 851 sqm approx