

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

1/45 Irving Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$930,000

&

\$990,000

Median sale price

Median price \$1,040,000

House

Unit

X

Suburb

Mount Waverley

Period - From 01/10/2017

to

31/12/2017

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	1/22 Janfourd Ct MOUNT WAVERLEY 3149	\$996,000	10/03/2018
2	2/69 Essex Rd MOUNT WAVERLEY 3149	\$946,000	16/12/2017
3	1/19 Albert St MOUNT WAVERLEY 3149	\$930,000	25/11/2017

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.



3 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$930,000 - \$990,000

Median Unit Price

December quarter 2017: \$1,040,000

Comparable Properties



1/22 Janfound Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$996,000
Method: Auction Sale
Date: 10/03/2018
Rooms: -
Property Type: Unit

2/69 Essex Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$946,000
Method: Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 401 sqm approx



1/19 Albert St MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$930,000
Method: Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)