

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	2/53 Price Avenue, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$920,000	House		Unit	X	Suburb	Mount Waverley
Period - From	01/07/2018	to	30/09/2018	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	95b Lemont Av MOUNT WAVERLEY 3149	\$1,044,000	07/07/2018
2	4/606 Waverley Rd GLEN WAVERLEY 3150	\$1,030,000	19/07/2018
3	2/14-18 Sesame St MOUNT WAVERLEY 3149	\$920,000	05/09/2018

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 3 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2018: \$920,000

Comparable Properties

95b Lemont Av MOUNT WAVERLEY 3149 (VG) **Agent Comments**

3 - -

Price: \$1,044,000

Method: Sale

Date: 07/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 353 sqm approx



4/606 Waverley Rd GLEN WAVERLEY 3150 (REI) **Agent Comments**

3 2 2

Price: \$1,030,000

Method: Private Sale

Date: 19/07/2018

Rooms: -

Property Type: Unit



2/14-18 Sesame St MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

3 2 2

Price: \$920,000

Method: Private Sale

Date: 05/09/2018

Rooms: -

Property Type: Townhouse (Res)