

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

12 Midway Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,420,000

&

\$1,560,000

Median sale price

Median price \$1,483,250

Property Type House

Suburb Mount Waverley

Period - From 01/10/2020

to 30/09/2021

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 Penleigh Ct MOUNT WAVERLEY 3149	\$1,560,000	10/04/2021
2	3 Monica CI MOUNT WAVERLEY 3149	\$1,450,000	28/04/2021
3	295 High Street Rd MOUNT WAVERLEY 3149	\$1,427,000	06/07/2021

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:

21/10/2021 16:48



3 1 2

Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



2 Penleigh Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,560,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 767 sqm approx



3 Monica Ct MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

3 1 2

Price: \$1,450,000

Method: Private Sale

Date: 28/04/2021

Property Type: House

Land Size: 776 sqm approx



295 High Street Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

4 2 2

Price: \$1,427,000

Method: Private Sale

Date: 06/07/2021

Property Type: House

Land Size: 718 sqm approx