

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 Brand Street, Mount Waverley Vic 3149
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Indicative selling price

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

Single price \$1,450,000

Median sale price*

Median price	\$1,470,000	House	X	Unit		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	20 Leyland Rd MOUNT WAVERLEY 3149	\$1,461,500	18/11/2017
2	9 Quaintance St MOUNT WAVERLEY 3149	\$1,450,000	24/02/2018
3	21 Muir St MOUNT WAVERLEY 3149	\$1,411,000	18/11/2017

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  2

Rooms:

Property Type: House (Res)

Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000

Median House Price *

01/10/2017 - 31/12/2017: \$1,470,000

* Agent calculated median

Comparable Properties



20 Leyland Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

 4  2  2

Price: \$1,461,500

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 726 sqm approx



9 Quaintance St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,450,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 8

Property Type: House (Res)

Land Size: 730 sqm approx



21 Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,411,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 728 sqm approx