

## Statement of Information

(Sections 47AF of the *Estate Agents Act 1980*)

### 13 kingsley Grove mt Waverly

 3  1  1

*Auction*

*Land 727sqm*

Private/ Auction Sale

Total Area

Indicative Selling Price <sup>^</sup> :	Single Price \$ <u>1,200,000</u>
	or range between \$ <u>                    </u> & \$ <u>                    </u>
Payment Terms:	<u>30/60 Days</u>
Council Rates:	<u>1,595.70</u>
Owners Corporation Fee:	<u>N/A</u>
Water Rates:	<u>\$1,000</u>
Year Built:	<u>1979</u>
Rental (\$):	<u>\$450 per week</u>
Lease End Date: <i>(if applicable)</i>	<u>N/A</u>
Property Fixtures: & Fittings	<u>as section 32</u>
Building Facilities: <i>(if applicable)</i>	<u>N/A</u>
Local Amenities	
Recreation:	<u>Fairway Reserve</u>
Shops:	<u>Mt Waverly Shopping Central</u>
Educational institution:	<u>Mt Waverley Secondary school and Monash University</u>
Others:	<u>Easy access to citylink</u>

For more information, please contact:

**Lisa Suryawan 0450540168**



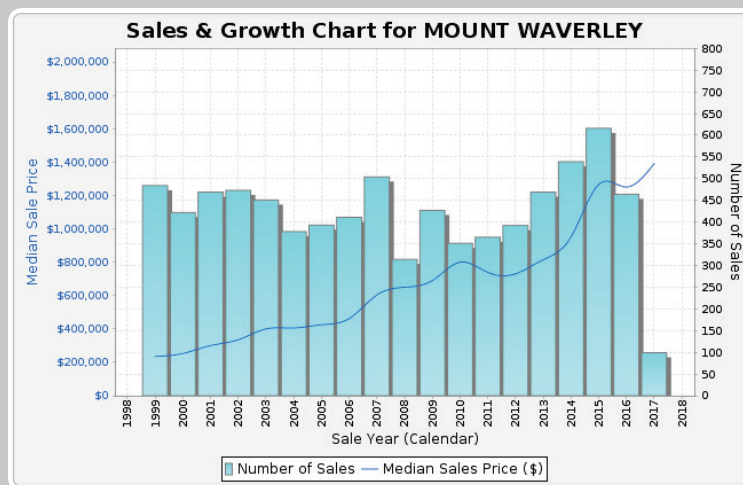
## Median Sale Price<sup>^</sup>

Median Price \$ 1,390,000     House     Unit    Suburb or locality Mt Waverley  
 Period - From March 2017 to August 2017    Source<sup>^^</sup>:  PriceFinder     RP Data



 **MOUNT WAVERLEY - Sales & Growth Chart (House)**

Year	No. of Sales	Average	Median	Growth	Low	High
1999	484	\$ 247,428	\$ 235,750		\$ 35,365	\$ 2,800,000
2000	422	\$ 284,510	\$ 253,000	7.3%	\$ 5,250	\$ 645,000
2001	469	\$ 316,717	\$ 300,259	18.7%	\$ 22,000	\$ 1,175,000
2002	473	\$ 358,695	\$ 335,000	11.6%	\$ 53,000	\$ 1,270,600
2003	451	\$ 414,876	\$ 400,000	19.4%	\$ 19,000	\$ 890,000
2004	378	\$ 426,928	\$ 405,500	1.4%	\$ 120,000	\$ 1,300,000
2005	393	\$ 448,245	\$ 425,000	4.8%	\$ 3,465	\$ 1,993,976
2006	411	\$ 497,055	\$ 462,000	8.7%	\$ 72,000	\$ 2,300,000
2007	504	\$ 642,576	\$ 603,256	30.6%	\$ 2,365	\$ 8,741,000
2008	314	\$ 659,699	\$ 650,000	7.7%	\$ 100,000	\$ 1,780,000
2009	427	\$ 722,299	\$ 690,000	6.2%	\$ 4,620	\$ 2,400,000
2010	351	\$ 841,859	\$ 800,000	15.9%	\$ 31,000	\$ 3,500,000
2011	365	\$ 779,285	\$ 738,800	-7.6%	\$ 92,000	\$ 2,500,000
2012	392	\$ 776,453	\$ 730,100	-1.2%	\$ 35,000	\$ 2,480,000
2013	469	\$ 877,403	\$ 815,000	11.6%	\$ 25,110	\$ 2,850,000
2014	539	\$ 1,034,699	\$ 950,000	16.6%	\$ 189,024	\$ 5,100,000
2015	616	\$ 1,327,983	\$ 1,266,000	33.3%	\$ 325,000	\$ 6,000,000
2016	464	\$ 1,321,298	\$ 1,250,000	-1.3%	\$ 300,000	\$ 3,806,000
2017	99	\$ 1,404,300	\$ 1,390,000	11.2%	\$ 425,000	\$ 3,105,000



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## Comparable Property Sales<sup>^</sup>

- A. These are the three properties sold within  two kilometres or  five kilometres of the property for sale in the last  6 months or  18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### Nearby Comparable Sold Properties

#### Search Criteria

**Focus Property:** 13 KINGSLEY GROVE, MOUNT WAVERLEY, VIC 3149

**Radius:** 1000 m

**Sale Date:** 15/12/2016 to 01/08/2017

#### Search Summary

	Price	Days	Area
<b>Lowest</b>	\$ 1,248,800	23	677 m <sup>2</sup>
<b>Highest</b>	\$ 1,610,000	79	1,380 m <sup>2</sup>
<b>Average</b>	\$ 1,366,100	40	811 m <sup>2</sup>
<b>Median</b>	\$ 1,315,000	36	730 m <sup>2</sup>

**2 KINGSLEY GR, MOUNT WAVERLEY, VIC 3149**
UBD Ref: Melbourne - 317 A9  
Distance from Property: 143m



**Property Type:** House  
**Area:** 1,380 m<sup>2</sup>  
**Area \$/m<sup>2</sup>:** \$1,167  
**RPD:** 110, 111/LP74658

**Features:** BUILD YR: 2017, DOUBLE STOREY, ENSUITE

**Sale Price:** **\$1,610,000 (Normal Sale)**  
**Sale Date:** 19/02/2017 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:

**2 VIEWBANK RD, MOUNT WAVERLEY, VIC 3149**
UBD Ref: Melbourne - 316 08  
Distance from Property: 509m



**Property Type:** House  
**Area:** 737 m<sup>2</sup>  
**Area \$/m<sup>2</sup>:** \$1,791  
**RPD:** 200/LP21102

**Features:**

**Sale Price:** **\$1,320,000 (Agents Advice - Sale)**  
**Sale Date:** 15/07/2017 **Days to Sell:** 36 Days  
**Last Price:** Contact Agent Chg %:  
**First Price:** Contact Agent Chg %:

**30 HOWELL DR, MOUNT WAVERLEY, VIC 3149**
UBD Ref: Melbourne - 317 B6  
Distance from Property: 934m



**Property Type:** House  
**Area:** 722 m<sup>2</sup>  
**Area \$/m<sup>2</sup>:** \$1,731  
**RPD:** 34/LP41853

**Features:**

**Sale Price:** **\$1,250,000 (Agents Advice - Sale)**  
**Sale Date:** 24/06/2017 **Days to Sell:** 30 Days  
**Last Price:** AUCTION Chg %:  
**First Price:** AUCTION Chg %:

**54 BALES ST, MOUNT WAVERLEY, VIC 3149**
UBD Ref: Melbourne - 316 06  
Distance from Property: 859m



**Property Type:** House  
**Area:** 767 m<sup>2</sup>  
**Area \$/m<sup>2</sup>:** \$1,731  
**RPD:** 30/LP26919

**Features:**

**Sale Price:** **Price Withheld (Agents Advice - Sale)**  
**Sale Date:** 08/06/2017 **Days to Sell:** 79 Days  
**Last Price:** Under Offer Chg %:  
**First Price:** Contact Agent Chg %:

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OR

B.  Either 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 6 months.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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<sup>†</sup>For the meaning of this term see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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