

Statement of Information

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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					

Indicative selling price

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

Range between	\$1,900,000	&	\$2,000,000

Median sale price

Median price	\$1,470,000	Hou	ise 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.

Add	dress of comparable property	Price	Date of sale
1	9 Emerald St MOUNT WAVERLEY 3149	\$2,080,000	28/10/2017
2	28 Samuel Rd BLACKBURN SOUTH 3130	\$1,955,000	28/10/2017
3	4 Inverell Av MOUNT WAVERLEY 3149	\$1,950,000	18/09/2017

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.

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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> **Indicative Selling Price** \$1,900,000 - \$2,000,000 **Median House Price**

December guarter 2017: \$1,470,000

Rooms:

Property Type: House (Res)

Agent Comments

Brand new luxury home. Exceptional designer style and a lavish level of finish. In Mount Waverley Secondary College catchment.

Comparable Properties



9 Emerald St MOUNT WAVERLEY 3149 (REI)

Price: \$2,080,000 Method: Private Sale Date: 28/10/2017 Rooms: -

Property Type: House (Res)

Agent Comments

Three year old property



28 Samuel Rd BLACKBURN SOUTH 3130 (REI) Agent Comments

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Price: \$1,955,000 Method: Auction Sale Date: 28/10/2017 Rooms: 6

Property Type: House (Res)

5 bedroom double story big house



4 Inverell Av MOUNT WAVERLEY 3149

(REI/VG)

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Price: \$1,950,000 Method: Private Sale

Date: 18/09/2017 Rooms: 10

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments

5 bedroom double story house in Mt Waverley Secondary School Catchment.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.