

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

21b Damon Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$1,040,000

House

Unit

X

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		
2		
3		

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.



Rooms:

Property Type: Townhouse

Land Size: 413 sqm approx

Agent Comments

Elevated executive residence with excellent open plan living areas with perfect indoor and outdoor integrated living, 4 bedrooms plus study, 3 bathrooms, 4+ car basement/storage workshop and includes elevator to all 3 levels, 3 phase power, ducted zoned heating and cooling plus landscaped gardens.

Comparable Properties

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