

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	14 Marsham Road, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,441,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Mount Waverley
Period - From	01/07/2017	to	30/09/2017	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	5 Subiaco Ct GLEN WAVERLEY 3150	\$1,600,000	04/11/2017
2	11 Robin Gr MOUNT WAVERLEY 3149	\$1,560,000	23/09/2017
3	21 Blue Hills Av MOUNT WAVERLEY 3149	\$1,500,000	21/10/2017

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.



Rooms:
Property Type:
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

September quarter 2017: \$1,441,000

Comparable Properties



5 Subiaco Ct GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 04/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 730 sqm approx



11 Robin Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,560,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 775 sqm approx



21 Blue Hills Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx