

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
9 Aldrin Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	5 Josephine Av MOUNT WAVERLEY 3149	\$1,350,000	17/10/2017
2	12 Leeds Rd MOUNT WAVERLEY 3149	\$1,350,000	06/03/2018
3	188 Lawrence Rd MOUNT WAVERLEY 3149	\$1,300,000	24/02/2018

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.



 5  3  2

Rooms:

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2017: \$1,470,000

Comparable Properties



5 Josephine Av MOUNT WAVERLEY 3149 (VG) Agent Comments

 3  -  -

Price: \$1,350,000

Method: Sale

Date: 17/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 659 sqm approx



12 Leeds Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

 4  2  2

Price: \$1,350,000

Method: Private Sale

Date: 06/03/2018

Rooms: -

Property Type: House

Land Size: 654 sqm approx



188 Lawrence Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

 3  1  2

Price: \$1,300,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 728 sqm approx