

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 36 Essex Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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	14 Allister St MOUNT WAVERLEY 3149	\$1,850,000	01/12/2017
2	41 Closter Av ASHWOOD 3147	\$1,850,000	24/02/2018
3	42 Irving St MOUNT WAVERLEY 3149	\$1,840,000	15/09/2017

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.



Rooms:
Property Type: House
Agent Comments

Comparable Properties

14 Allister St MOUNT WAVERLEY 3149 (VG) **Agent Comments**



Price: \$1,850,000
Method: Sale
Date: 01/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 727 sqm approx



41 Closter Av ASHWOOD 3147 (REI) **Agent Comments**



Price: \$1,850,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)

42 Irving St MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**



Price: \$1,840,000
Method: Private Sale
Date: 15/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 754 sqm approx