

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	25 Fairway Avenue, 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	\$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$1,456,000	House	X	Unit		Suburb	Mount Waverley
Period - From	01/04/2017	to	30/06/2017	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	7 Russell Cr MOUNT WAVERLEY 3149	\$1,468,000	08/05/2017
2	5 Wallabah St MOUNT WAVERLEY 3149	\$1,380,000	04/03/2017
3	1 French St MOUNT WAVERLEY 3149	\$1,305,000	13/05/2017

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: 7
Property Type: House (Res)
Land Size: 930 sqm approx

Agent Comments

Comfortable 3 bedroom plus study/4th bedroom, 2 bathroom, 2 living zone family home on 930m2 (approx). Conveniently located within the MWSC Catchment.

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

June quarter 2017: \$1,456,000

Comparable Properties



7 Russell Cr MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,468,000
Method: Private Sale
Date: 08/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 813 sqm approx

5 Wallabah St MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,380,000
Method: Auction Sale
Date: 04/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 895 sqm approx



1 French St MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,305,000
Method: Private Sale
Date: 13/05/2017
Rooms: 4
Property Type: House
Land Size: 712 sqm approx