

## 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

3/4 Betty Court, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

#### Median sale price

Median price \$934,500

House

Unit

X

Suburb

Mount Waverley

Period - From 01/10/2016

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	1/4 Gnarwin St MOUNT WAVERLEY 3149	\$1,125,000	09/08/2017
2	452 Blackburn Rd GLEN WAVERLEY 3150	\$1,105,000	31/05/2017
3	2/7 Toombah St MOUNT WAVERLEY 3149	\$1,020,000	02/07/2017

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:** townhouse

**Agent Comments**

Near new double storey townhouse within the MWSC catchment and Pinewood Primary School zone.

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000

**Median Unit Price**  
Year ending September 2017: \$934,500

## Comparable Properties



**1/4 Gnarwin St MOUNT WAVERLEY 3149  
(REI/VG)**

**Agent Comments**



**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 09/08/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 307 sqm approx



**452 Blackburn Rd GLEN WAVERLEY 3150  
(REI)**

**Agent Comments**



**Price:** \$1,105,000  
**Method:** Private Sale  
**Date:** 31/05/2017  
**Rooms:** 8  
**Property Type:** Townhouse (Res)



**2/7 Toombah St MOUNT WAVERLEY 3149  
(REI/VG)**

**Agent Comments**



**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 02/07/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)