

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

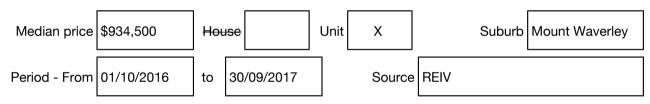
ss 3/4 Betty Court, Mount Waverley Vic 3149 nd de

Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

Median sale price



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.

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Ellie Gong 8849 8088





Rooms: Property Type: townhouse Agent Comments 0430 434 567 elliegong@jelliscraig.com.au Indicative Selling Price

\$1,100,000 - \$1,200,000 **Median Unit Price** Year ending September 2017: \$934,500

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

Comparable Properties



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



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



 452 Blackburn Rd GLEN WAVERLEY 3150
 Agent Comments

 (REI)
 4
 4

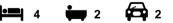
 4
 4
 4

 2
 2

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)



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

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