

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	22a Sunhill Rd MOUNT WAVERLEY 3149	\$1,745,000	09/11/2017
2	3/24 Mummery St MOUNT WAVERLEY 3149	\$1,536,800	24/01/2018
3	2/24 Mummery St MOUNT WAVERLEY 3149	\$1,525,000	21/11/2017

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.



4 3 2

Rooms:
Property Type: Townhouse

Agent Comments

Off-the-plan architecturally designed town residence, with a study, 2 ensuite bedrooms on ground and upper level, plus 2 other bedrooms, a 3rd family bathroom, and retreat on the upper level. Within the MWSC catchment, close to parks, shops and Mount Waverley station.

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median Unit Price

March quarter 2018: \$978,500

Comparable Properties

22a Sunhill Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

- - -

Price: \$1,745,000
Method: Private Sale
Date: 09/11/2017
Rooms: -
Property Type: Townhouse (Res)



3/24 Mummery St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 3 2

Price: \$1,536,800
Method: Private Sale
Date: 24/01/2018
Rooms: 7
Property Type: Townhouse (Res)



2/24 Mummery St MOUNT WAVERLEY 3149 (VG) **Agent Comments**
Bigger internal size.

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Price: \$1,525,000
Method: Sale
Date: 21/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)