

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 58 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$1,431,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2018 to 30/06/2018 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 Una St MOUNT WAVERLEY 3149	\$1,500,000	06/06/2018
2	39 Larch Cr MOUNT WAVERLEY 3149	\$1,400,000	13/03/2018
3	26 Larch Cr MOUNT WAVERLEY 3149	\$1,350,000	19/05/2018

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

Land Size: 702 sqm approx

Agent Comments

Comparable Properties

1 Una St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 06/06/2018

Rooms: -

Property Type: House (Res)



39 Larch Cr MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 13/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 721 sqm approx



26 Larch Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 740 sqm approx