

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 1/11 Anthony Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	2/58 St Albans St MOUNT WAVERLEY 3149	\$1,180,000	23/06/2017
2	1/4 Gnarwin St MOUNT WAVERLEY 3149	\$1,125,000	09/08/2017
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

Brand new 4 bedroom 2 bathroom townhouse offering 2 living areas and double garage. Within the MWSC Zone.

Comparable Properties



2/58 St Albans St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Sold Before Auction

Date: 23/06/2017

Rooms: 5

Property Type: Townhouse (Res)



1/4 Gnarwin St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 09/08/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 307 sqm approx

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)