



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
March quarter 2017: \$961,000

3 bedroom original unit on corner block

Comparable Properties



1/4 Judith Ct MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$981,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 477 sqm approx



1/43 Windsor Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$950,000
Method: Sold Before Auction
Date: 15/06/2017
Rooms: -
Property Type: Unit
Land Size: 425 sqm approx



2/26 Bales St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: Unit
Land Size: 407 sqm approx

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: 15 Anthony Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price: \$961,000 Unit: X Suburb: Mount Waverley
 Period - From: 01/01/2017 to 31/03/2017 Source: REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/4 Judith Ct MOUNT WAVERLEY 3149	\$981,000	29/04/2017
1/43 Windsor Av MOUNT WAVERLEY 3149	\$950,000	15/06/2017
2/26 Bales St MOUNT WAVERLEY 3149	\$940,000	18/02/2017