

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
1/41 Briggs Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$738,000 & \$811,800

Median sale price

Median price \$1,040,000 House Unit X Suburb Mount Waverley

Period - From 01/10/2017 to 31/12/2017 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	3/40 Nonna St OAKLEIGH EAST 3166	\$810,000	01/02/2018
2	2/558 Huntingdale Rd MOUNT WAVERLEY 3149	\$806,500	18/11/2017
3	45 Mayfield Dr MOUNT WAVERLEY 3149	\$740,000	20/02/2018

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$738,000 - \$811,800
Median Unit Price
December quarter 2017: \$1,040,000

Comparable Properties



3/40 Nonna St OAKLEIGH EAST 3166 (REI) **Agent Comments**



Price: \$810,000
Method: Sold Before Auction
Date: 01/02/2018
Rooms: -
Property Type: House



2/558 Huntingdale Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$806,500
Method: Auction Sale
Date: 18/11/2017
Rooms: 3
Property Type: Unit
Land Size: 267 sqm approx



45 Mayfield Dr MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$740,000
Method: Private Sale
Date: 20/02/2018
Rooms: -
Property Type: House (Res)