

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 Trevor Court, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,650,000	&	\$1,815,000
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Median sale price

Median price	\$1,456,000	House	X	Unit		Suburb	Mount Waverley
Period - From	01/04/2017	to	30/06/2017	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	273 Lawrence Rd MOUNT WAVERLEY 3149	\$1,850,000	22/04/2017
2	3 Huxtable St MOUNT WAVERLEY 3149	\$1,720,000	01/07/2017
3	5 Sesame St MOUNT WAVERLEY 3149	\$1,670,000	29/07/2017

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: House (Previously Occupied - Detached)
Land Size: 921 sqm approx
Agent Comments
Well maintained family home on large parcel of land within Mount Waverley Secondary College Catchment.

Comparable Properties



273 Lawrence Rd MOUNT WAVERLEY 3149 (REI)



Agent Comments
Bigger land on rectangular block.

Price: \$1,850,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 992 sqm approx

3 Huxtable St MOUNT WAVERLEY 3149 (REI)



Agent Comments
Smaller land but better house.

Price: \$1,720,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 741 sqm approx



5 Sesame St MOUNT WAVERLEY 3149 (REI)



Agent Comments
Smaller land but better house.

Price: \$1,670,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 730 sqm approx