

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 4 Inverell Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

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	12 Clivejay St GLEN WAVERLEY 3150	\$1,960,000	08/02/2017
2	203 Lawrence Rd MOUNT WAVERLEY 3149	\$1,930,000	15/07/2017
3	48 Huntingtower Cr MOUNT WAVERLEY 3149	\$1,800,000	02/03/2017

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.



 5  3  2

Rooms:

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2017: \$1,456,000

Comparable Properties



12 Clivejay St GLEN WAVERLEY 3150 (VG)

Agent Comments

 1  -  -

Price: \$1,960,000

Method: Sale

Date: 08/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx

203 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  3  2

Price: \$1,930,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 667 sqm approx



48 Huntingtower Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Private Sale

Date: 02/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 556 sqm approx