



 3  2  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,130,000
Median Unit Price
Year ending March 2017: \$905,000

Comparable Properties



2/1 Lucerne St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 4  3  2

Price: \$1,190,000
Method: Private Sale
Date: 26/04/2017
Rooms: 7
Property Type: Townhouse (Single)



1/1 Aurisch Av GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,108,000
Method: Private Sale
Date: 03/01/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 303 sqm



111b Eley Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**

 3  3  2

Price: \$1,088,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 235 sqm

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 3/18 Biscayne Drive, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,130,000

Median sale price

Median price \$905,000

Unit X

Suburb Mount Waverley

Period - From 01/04/2016 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
2/1 Lucerne St MOUNT WAVERLEY 3149	\$1,190,000	26/04/2017
1/1 Aurisch Av GLEN WAVERLEY 3150	\$1,108,000	03/01/2017
111b Eley Rd BLACKBURN SOUTH 3130	\$1,088,000	01/04/2017