

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
9 Aldrin Drive, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,440,000

Median sale price

Median price \$1,470,000 House X Unit 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	117 Lawrence Rd MOUNT WAVERLEY 3149	\$1,475,000	02/12/2017
2	27 Pascall St MOUNT WAVERLEY 3149	\$1,460,000	04/11/2017
3	2 Ormiston St MOUNT WAVERLEY 3149	\$1,400,000	23/09/2017

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 (Res)

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



117 Lawrence Rd MOUNT WAVERLEY 3149
(REI)

Agent Comments

4 2 2

Price: \$1,475,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 7

Property Type: House (Res)



27 Pascall St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

3 1 2

Price: \$1,460,000

Method: Auction Sale

Date: 04/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



2 Ormiston St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx