

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

5a Gould Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,450,000

&

\$1,520,000

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

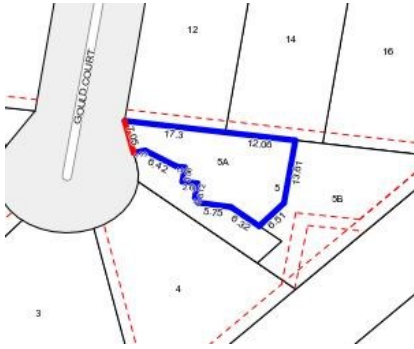
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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 2 2

Rooms:
Property Type: Townhouse
Land Size: 351 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,520,000
Median House Price
December quarter 2017: \$1,470,000

Comparable Properties



3/24 Mummery St MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

4 3 2

Price: \$1,536,800
Method: Private Sale
Date: 24/01/2018
Rooms: 7
Property Type: Townhouse (Res)



1/21 Virginia St MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

3 2 3

Price: \$1,430,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Unit
Land Size: 473 sqm approx

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.