

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 1/38 Sampson Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$990,000 & \$1,050,000

Median sale price

Median price \$978,500 House Unit X Suburb Mount Waverley

Period - From 01/01/2018 to 31/03/2018 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 | 30c Lewton Rd MOUNT WAVERLEY 3149 | \$1,030,000 | 18/10/2017 |
| 2 | 30b Lewton Rd MOUNT WAVERLEY 3149 | \$1,025,000 | 13/02/2018 |
| 3 | 5/17 Forster Rd MOUNT WAVERLEY 3149 | \$1,000,000 | 06/03/2018 |

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.



4 2 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,050,000
Median Unit Price
March quarter 2018: \$978,500

Comparable Properties

30c Lewton Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

- - -

Price: \$1,030,000
Method: Private Sale
Date: 18/10/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



30b Lewton Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 1

Price: \$1,025,000
Method: Private Sale
Date: 13/02/2018
Rooms: -
Property Type: Townhouse (Res)



5/17 Forster Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 3 2

Price: \$1,000,000
Method: Private Sale
Date: 06/03/2018
Rooms: -
Property Type: Townhouse (Single)