

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	12 Beverley Grove, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,750,000	&	\$1,925,000
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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		

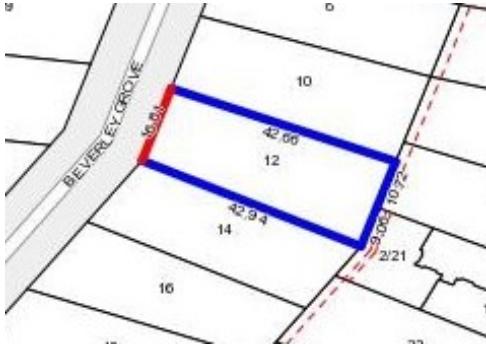
Comparable property sales (*Delete A or B below as applicable)

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	16 Valley Rd MOUNT WAVERLEY 3149	\$1,900,000	04/04/2017
2	5 Charlton St MOUNT WAVERLEY 3149	\$1,800,000	15/07/2017
3	4 William St MOUNT WAVERLEY 3149	\$1,750,000	19/07/2017

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.



Rooms:

Property Type: House

Land Size: 786 sqm approx

Agent Comments

Neat 3 bedroom, 2 bathroom home. 786 sqm land in prime location.

Comparable Properties

16 Valley Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments



Extra 2 bedrooms than subject property. Land smaller than subject property

Price: \$1,900,000

Method: Sale

Date: 04/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx

5 Charlton St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Similar property, slightly smaller land (747sqm) compared to subject property

Price: \$1,800,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House

4 William St MOUNT WAVERLEY 3149 (REI)

Agent Comments



This home offers 1 extra bedroom and the land is slightly smaller (766sqm) than subject property

Price: \$1,750,000

Method: Sold Before Auction

Date: 19/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 766 sqm approx

