

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 23 Toolang Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,040,000 House Unit X Suburb Mount Waverley

Period - From 01/10/2017 to 31/12/2017 Source REIV

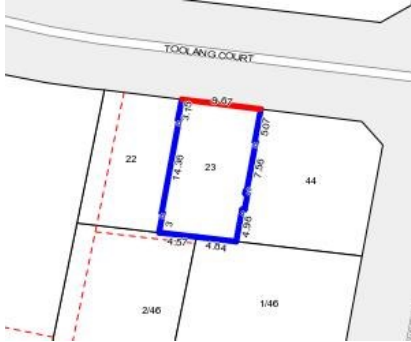
Comparable property sales (*Delete A or B below as applicable)

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	1/96 Bruce St MOUNT WAVERLEY 3149	\$1,130,000	09/12/2017
2	1/7 Lesay Ct MOUNT WAVERLEY 3149	\$1,115,000	24/11/2017
3	4/70-72 Larch Cr MOUNT WAVERLEY 3149	\$1,050,000	02/12/2017

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.



 3
  2
  1

Rooms:
Property Type:
Land Size: 197 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median Unit Price
 December quarter 2017: \$1,040,000

Comparable Properties



1/96 Bruce St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

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  2

Price: \$1,130,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 318 sqm approx



1/7 Lesay Ct MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

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  2
  2

Price: \$1,115,000
Method: Sold Before Auction
Date: 24/11/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



4/70-72 Larch Cr MOUNT WAVERLEY 3149
(REI)

Agent Comments

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  3
  2

Price: \$1,050,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Townhouse (Res)