

Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

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 | 33 Wave Avenue, Mount Waverley Vic 3149 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$860,000

Median sale price

| Median price | \$1,431,000 | Hou | ise X | Unit | | S | uburb | Mount Waverley |
|---------------|-------------|-----|------------|------|--------|------|-------|----------------|
| Period - From | 01/04/2018 | to | 30/06/2018 | | 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

| | and on the man of property | | Date 0. ca.c |
|---|------------------------------------|-----------|---------------------|
| 1 | 12 Leonie Av MOUNT WAVERLEY 3149 | \$920,500 | 21/04/2018 |
| 2 | 1/45 Irving St MOUNT WAVERLEY 3149 | \$918,000 | 13/04/2018 |
| 3 | 1/7 Ophir Rd MOUNT WAVERLEY 3149 | \$870,000 | 14/03/2018 |

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.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814

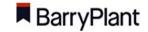




Price

Date of sale

Generated: 17/07/2018 16:34



Carolyn Barton 9807 2333 0423 200 674

Indicative Selling Price \$860,000 **Median House Price** June quarter 2018: \$1,431,000

cbarton@barryplant.com.au





Property Type: House (Res) Land Size: 435 sqm approx

Agent Comments

Comparable Properties

12 Leonie Av MOUNT WAVERLEY 3149 (REI/VG)

-- 3





Price: \$920,500 Method: Auction Sale Date: 21/04/2018

Rooms: -Property Type: House (Res)

Land Size: 483 sqm approx

1/45 Irving St MOUNT WAVERLEY 3149 (REI/VG)

-3





Price: \$918,000 Method: Private Sale Date: 13/04/2018 Rooms: 7

Property Type: Unit

Land Size: 342 sqm approx

1/7 Ophir Rd MOUNT WAVERLEY 3149

(REI/VG)







Price: \$870,000

Method: Sold Before Auction

Date: 14/03/2018

Rooms: -

Property Type: Unit

Land Size: 334 sqm approx

Generated: 17/07/2018 16:34





Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Agent Comments