

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	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.

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

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

Comparable Properties

12 Leonie Av MOUNT WAVERLEY 3149
 (REI/VG)

Agent Comments

3 1 -

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)

Agent Comments

3 1 1

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)

Agent Comments

3 1 2

Price: \$870,000
Method: Sold Before Auction
Date: 14/03/2018
Rooms: -
Property Type: Unit
Land Size: 334 sqm approx