

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 14 Park Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,320,000 House Unit Suburb Mount Waverley

Period - From 01/01/2018 to 31/12/2018 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	5 Aster Ct MOUNT WAVERLEY 3149	\$1,340,000	01/12/2018
2	8 Irving St MOUNT WAVERLEY 3149	\$1,308,500	08/12/2018
3	24 Jubilee St MOUNT WAVERLEY 3149	\$1,205,000	19/12/2018

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: House (Res)
Land Size: 805 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
Year ending December 2018: \$1,320,000

Comparable Properties



5 Aster Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 2 2

Price: \$1,340,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)



8 Irving St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,308,500
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)



24 Jubilee St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 2

Price: \$1,205,000
Method: Private Sale
Date: 19/12/2018
Rooms: 5
Property Type: House
Land Size: 752 sqm approx