

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	20a Biscayne Drive, Mount Waverley Vic 3149
---	---

Indicative selling price

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

Single price	\$1,100,000
--------------	-------------

Median sale price

Median price	\$920,000	House		Unit	X	Suburb	Mount Waverley
Period - From	01/07/2017	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	Price	Date of sale
1	33 Solferino CI MOUNT WAVERLEY 3149	\$1,230,000	23/06/2018
2	8 Vasey Av MOUNT WAVERLEY 3149	\$1,200,000	09/06/2018
3	1/23 Montgomery Av MOUNT WAVERLEY 3149	\$1,112,000	07/04/2018

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  3  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,100,000
Median Unit Price
Year ending June 2018: \$920,000

Comparable Properties



33 Solferino CI MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 4  2  2

Price: \$1,230,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Townhouse (Res)



8 Vasey Av MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 4  2  1

Price: \$1,200,000
Method: Auction Sale
Date: 09/06/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 208 sqm approx



1/23 Montgomery Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 4  2  2

Price: \$1,112,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Townhouse (Res)