

## 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

7 Glendowan Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,502,000

#### Median sale price

Median price \$1,218,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/04/2019

to 30/06/2019

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	22 Park Rd MOUNT WAVERLEY 3149	\$1,608,000	23/06/2019
2	9 Francis St MOUNT WAVERLEY 3149	\$1,500,000	23/03/2019
3	10 Virginia St MOUNT WAVERLEY 3149	\$1,480,000	08/06/2019

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.



5   2   2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 846 sqm approx

Agent Comments

## Comparable Properties



**22 Park Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

5   2   -

**Price:** \$1,608,000

**Method:** Sold After Auction

**Date:** 23/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 817 sqm approx



**9 Francis St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 755 sqm approx



**10 Virginia St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 08/06/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 819 sqm approx