

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 4/89 Headingley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$920,000 House Unit X 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	1 Ochre PI MOUNT WAVERLEY 3149	\$1,140,000	11/08/2018
2	20a Biscayne Dr MOUNT WAVERLEY 3149	\$1,061,800	17/08/2018
3	41 Mummery St MOUNT WAVERLEY 3149	\$1,058,000	10/11/2018

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.~~

4/89 Headingly Road, Mount Waverley Vic 3149



 4  2  2

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 300.548 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
Year ending December 2018: \$920,000

Comparable Properties



1 Ochre PI MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,140,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 310 sqm approx



20a Biscayne Dr MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,061,800
Method: Private Sale
Date: 17/08/2018
Rooms: 7
Property Type: House (Res)
Land Size: 271 sqm approx



41 Mummery St MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 4  3  1

Price: \$1,058,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 192 sqm approx