

# 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 3/40-42 Sadie Street, 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Mount Waverley

Period - From 06/04/2020 to 05/04/2021 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	6/4-5 Illawarra CI CHADSTONE 3148	\$965,000	13/03/2021
2	2/25 Adrienne Cr MOUNT WAVERLEY 3149	\$955,000	13/02/2021
3	3/11 Churchill Av CHADSTONE 3148	\$907,000	20/03/2021

**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.~~

This Statement of Information was prepared on: 06/04/2021 19:11



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**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
06/04/2020 - 05/04/2021: \$1,050,000

## Comparable Properties



6/4-5 Illawarra CI CHADSTONE 3148 (REI)

**Agent Comments**

3   2   2

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** Unit



2/25 Adrienne Cr MOUNT WAVERLEY 3149 (REI)

**Agent Comments**

3   2   2

**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 13/02/2021  
**Property Type:** Unit  
**Land Size:** 289 sqm approx



3/11 Churchill Av CHADSTONE 3148 (REI)

**Agent Comments**

4   2   1

**Price:** \$907,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** Townhouse (Single)  
**Land Size:** 183 sqm approx