

STATEMENT OF INFORMATION

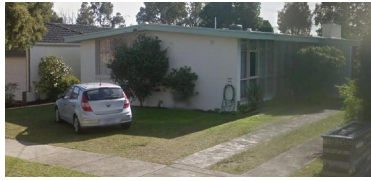
13 ARTHURSON STREET, MOUNT WAVERLEY, VIC 3149

PREPARED BY PETER ALAMARAS, WOODARDS MT WAVERLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 ARTHURSON STREET, MOUNT



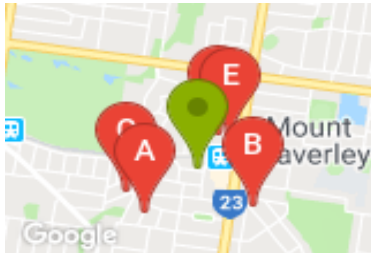
Indicative Selling Price

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

Price Range: **\$1,600,000 to \$1,700,000**

Provided by: Peter Alamaras, Woodards Mt Waverley

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (House)

\$1,356,750

01 October 2017 to 30 September 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



16 WOODSTOCK RD, MOUNT WAVERLEY, VIC



Sale Price

\$1,895,000

Sale Date: 28/04/2018

Distance from Property: 469m



18 THE HWY, MOUNT WAVERLEY, VIC 3149



Sale Price

***\$1,808,000**

Sale Date: 21/08/2018

Distance from Property: 464m



15 VIRGINIA ST, MOUNT WAVERLEY, VIC 3149



Sale Price

\$1,700,000

Sale Date: 30/05/2018

Distance from Property: 486m



This report has been compiled on 19/10/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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10 HOLSKAMP ST, MOUNT WAVERLEY, VIC

 3  2  2

Sale Price

\$1,737,000

Sale Date: 23/06/2018

Distance from Property: 280m



18 HOLSKAMP ST, MOUNT WAVERLEY, VIC

 3  2  4

Sale Price

***\$1,620,000**

Sale Date: 22/09/2018

Distance from Property: 314m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

13 ARTHURSON STREET, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Price Range: \$1,600,000 to \$1,700,000

Median sale price

Median price \$1,356,750

House

Unit

Suburb MOUNT WAVERLEY

Period 01 October 2017 to 30 September 2018

Source

 pricfinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
16 WOODSTOCK RD, MOUNT WAVERLEY, VIC 3149	\$1,895,000	28/04/2018
18 THE HWY, MOUNT WAVERLEY, VIC 3149	*\$1,808,000	21/08/2018
15 VIRGINIA ST, MOUNT WAVERLEY, VIC 3149	\$1,700,000	30/05/2018

10 HOLSKAMP ST, MOUNT WAVERLEY, VIC 3149	\$1,737,000	23/06/2018
18 HOLSKAMP ST, MOUNT WAVERLEY, VIC 3149	*\$1,620,000	22/09/2018