

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 8 Doynton Parade, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,325,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2019 to 30/06/2020 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	15 The Highway MOUNT WAVERLEY 3149	\$1,605,000	06/04/2020
2	12 Wingate Av MOUNT WAVERLEY 3149	\$1,500,000	12/03/2020
3	303 Lawrence Rd MOUNT WAVERLEY 3149	\$1,446,000	07/05/2020

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: 01/07/2020 11:51



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
01/07/2019 - 30/06/2020: \$1,325,000

Comparable Properties

15 The Highway MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,605,000
Method: Sold Before Auction
Date: 06/04/2020
Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 687 sqm approx

12 Wingate Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 12/03/2020
Property Type: House
Land Size: 917 sqm approx



303 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,446,000
Method: Private Sale
Date: 07/05/2020
Property Type: House
Land Size: 1055 sqm approx