

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

10 Vista Avenue, Mount Waverley Vic 3149
--

Indicative selling price

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

Range between

\$2,280,000

 &

\$2,380,000

Median sale price

Median price

\$1,321,000

 Property Type

House

 Suburb

Mount Waverley

Period - From

01/07/2019

 to

30/09/2019

 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	12 Kingston St MOUNT WAVERLEY 3149	\$2,410,000	20/09/2019
2	178 Huntingdale Rd MOUNT WAVERLEY 3149	\$2,100,000	23/10/2019
3	7 Swayfield Rd MOUNT WAVERLEY 3149	\$1,400,000	19/10/2019

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.~~

This Statement of Information was prepared on:

15/01/2020 17:18



5 4 2

Property Type: House

Agent Comments

Indicative Selling Price
\$2,280,000 - \$2,380,000
Median House Price
September quarter 2019: \$1,321,000

Comparable Properties



12 Kingston St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 4 2

Price: \$2,410,000
Method: Sold Before Auction
Date: 20/09/2019
Property Type: House (Res)
Land Size: 720 sqm approx



178 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 4 2

Price: \$2,100,000
Method: Private Sale
Date: 23/10/2019
Rooms: 8
Property Type: House
Land Size: 749 sqm approx



7 Swayfield Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 847 sqm approx