

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Street: 2 Gowan Road

Suburb: Mount Waverley

State: VIC

Postcode: 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

	Single price	Lower price	Higher price
Unit 1	\$ _____ or range between \$ _____	\$ <u>600,000</u>	& \$ <u>660,000</u>
Unit 2	\$ _____ or range between \$ _____	\$ <u>600,000</u>	& \$ <u>660,000</u>
Unit 7	\$ _____ or range between \$ _____	\$ <u>600,000</u>	& \$ <u>660,000</u>
Unit 8	\$ _____ or range between \$ _____	\$ <u>600,000</u>	& \$ <u>660,000</u>
	\$ _____ or range between \$ _____	\$ _____	& \$ _____
	\$ _____ or range between \$ _____	\$ _____	& \$ _____

Additional entries may be included or attached as required.

Suburb unit median price

Median price: \$ 1,010,000

Suburb: Mount Waverley

Period - From: 01 / 10 / 2022 to: 30 / 09 / 2023 Source: RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of Sale
	1 <u>3/208 Lawrence Road, Mount Waverley</u>	\$ <u>649,000</u>	<u>19 / 09 / 2023</u>
	2 _____	\$ _____	_____
	3 _____	\$ _____	_____

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of Sale
	1 <u>5/368-370 High Street Road, Mount Waverley</u>	\$ <u>600,000</u>	<u>03 / 08 / 2023</u>
	2 _____	\$ _____	_____
	3 _____	\$ _____	_____

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Address of comparable unit	Price	Date of Sale
1 _____	\$ _____	_____
2 _____	\$ _____	_____
3 _____	\$ _____	_____

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on: 18 October 2023