

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

2/13 Brand Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Mount Waverley

Period - From 28/09/2022 to 27/09/2023 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	1/5 Parkhill Dr ASHWOOD 3147	\$1,150,000	16/09/2023
2	1/276 Highbury Rd MOUNT WAVERLEY 3149	\$1,150,000	27/07/2023
3	2/9 Havelock St BURWOOD 3125	\$1,140,000	30/08/2023

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:

28/09/2023 06:37



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median Unit Price

28/09/2022 - 27/09/2023: \$1,100,000

Comparable Properties



1/5 Parkhill Dr ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 16/09/2023
Property Type: Townhouse (Single)



1/276 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 27/07/2023
Property Type: Townhouse (Single)



2/9 Havelock St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,140,000
Method: Private Sale
Date: 30/08/2023
Property Type: Townhouse (Single)