

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 1/93 Blackburn Road, Mount Waverley 3149

Indicative selling price

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

Range Between \$980,000 & \$1,050,000

Median Price

Median price \$1,470,000 House x Suburb Mount Waverley

Period - From 01/10/2017 to 31/12/2017 Source REIV

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 |
|---|-------------|--------------|
| 4/70-72 Larch Crescent, Mount Waverley 3149 | \$1,050,000 | 02/12/2017 |
| 2/449 High Street Road, Mount Waverley 3149 | \$928,000 | 30/10/2017 |
| 1/37 Bennett Avenue, Mount Waverley 3149 | \$900,000 | 12/08/2017 |