

## 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 18 The Highway, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,880,000

#### Median sale price

Median price \$1,431,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2018 to 30/06/2018 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		
2		
3		

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.



Rooms:

Property Type: House

Land Size: 709.3 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,880,000

**Median House Price**

June quarter 2018: \$1,431,000

## Comparable Properties

16 Woodstock Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,895,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 9

Property Type: House (Res)

Land Size: 804 sqm approx



12 Alvie Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,761,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

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.