

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
Including suburb and
postcode

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| Unit 5, 346-352 High Street Road, Mt Waverley VIC 3149 |
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Indicative selling price

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

Single price \$* or range between \$650,000 & \$715,000

Median sale price

(*Delete house or unit as applicable)

Median price \$950,000 *House *Unit Suburb Mt Waverley VIC

Period - From Jan 2017 to Mar 2017 Source REIV: <https://www.reiv.com.au/property-data/median-prices/median-unit-prices>

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. 1/2 Gwynne Street, Mt Waverley VIC 3149 | \$670,000 | 27/05/2017 |
| 2. 1/364 High Street Road, Mt Waverley VIC 3149 | \$665,000 | 27/05/2017 |
| 3. 1/1-3 Dorgan Street, Mt Waverley VIC 3149 | \$705,000 | 24/06/2017 |

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.~~