

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 28 St Clair Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,040,000 House Unit X Suburb Mount Waverley

Period - From 01/10/2017 to 31/12/2017 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	1/96 Bruce St MOUNT WAVERLEY 3149	\$1,130,000	09/12/2017
2	1/36 Angus Dr GLEN WAVERLEY 3150	\$1,110,000	20/11/2017
3	4/70-72 Larch Cr MOUNT WAVERLEY 3149	\$1,050,000	02/12/2017

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.