

## 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 13 Montgomery Avenue, 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 \$1,460,000 & \$1,606,000

#### Median sale price

Median price \$1,456,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017 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	44 Lechte Rd MOUNT WAVERLEY 3149	\$1,605,000	19/07/2017
2	40 Bennett Av MOUNT WAVERLEY 3149	\$1,570,000	17/06/2017
3	24 Walker Rd MOUNT WAVERLEY 3149	\$1,467,000	15/07/2017

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.