

Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	40 Sunhill Road, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$1,380,000	&	\$1,518,000

Median sale price

Median price	\$1,470,000	Hou	ıse X	Unit			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.

Ad	dress of comparable property	Price	Date of sale
1	21 Muir St MOUNT WAVERLEY 3149	\$1,411,000	18/11/2017
2	51 Oak Hill Rd MOUNT WAVERLEY 3149	\$1,400,000	25/11/2017
3	14 Herbert St MOUNT WAVERLEY 3149	\$1,380,000	21/10/2017

OR

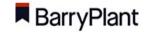
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





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\$1,380,000 - \$1,518,000 **Median House Price** December quarter 2017: \$1,470,000

Indicative Selling Price

Rooms: Property Type: House Land Size: 725 sqm approx **Agent Comments**



Comparable Properties

21 Muir St MOUNT WAVERLEY 3149 (REI)





Price: \$1,411,000 Method: Auction Sale Date: 18/11/2017 Rooms: 4

Property Type: House (Res) Land Size: 728 sqm approx

Agent Comments



51 Oak Hill Rd MOUNT WAVERLEY 3149 (REI) Agent Comments





Price: \$1,400,000 Method: Auction Sale Date: 25/11/2017 Rooms: 6

Property Type: House (Res) Land Size: 735 sqm approx

Rooms: -





Price: \$1,380,000 Method: Auction Sale Date: 21/10/2017

Property Type: House (Res) Land Size: 754 sqm approx

14 Herbert St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

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