





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/3 HOLSKAMP STREET, MOUNT







Indicative Selling Price

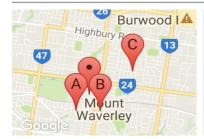
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

1,400,000 to 1,540,000

Provided by: Tyne Zenner, Woodards Mt Waverley

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (Unit)

\$860,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/21 VIRGINIA ST, MOUNT WAVERLEY, VIC







Sale Price

*\$1,430,000

Sale Date: 03/03/2018

Distance from Property: 582m





6 GALLERY PL, MOUNT WAVERLEY, VIC 3149







Sale Price

\$1,542,000

Sale Date: 21/10/2017

Distance from Property: 568m





1/60 HILTON ST, MOUNT WAVERLEY, VIC 3149 📇 4 🕒 2

Sale Price

\$1,405,000

Sale Date: 05/08/2017

Distance from Property: 1.3km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

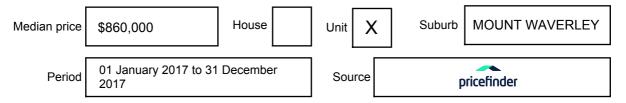
Address Including suburb and postcode	3/3 HOLSKAMP STREET, MOUNT WAVERLEY, VIC 3149
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Indicative selling price

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

Price Range: 1,400,000 to 1,540,000

Median sale price



Comparable property sales

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
1/21 VIRGINIA ST, MOUNT WAVERLEY, VIC 3149	*\$1,430,000	03/03/2018
6 GALLERY PL, MOUNT WAVERLEY, VIC 3149	\$1,542,000	21/10/2017
1/60 HILTON ST, MOUNT WAVERLEY, VIC 3149	\$1,405,000	05/08/2017