

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

40 Sunhill Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,480,000

Median sale price

Median price \$1,470,000 House 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.

	Address of comparable property	Price	Date of sale
1	9 Quaintance St MOUNT WAVERLEY 3149	\$1,450,000	24/02/2018
2	59 Barlyn Rd MOUNT WAVERLEY 3149	\$1,430,000	23/01/2018
3	39 Larch Cr MOUNT WAVERLEY 3149	\$1,400,000	13/03/2018

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.

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Rooms:
Property Type: House (Res)
Land Size: 724 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,480,000
Median House Price
 December quarter 2017: \$1,470,000

Comparable Properties



9 Quaintance St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,450,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 8
Property Type: House (Res)
Land Size: 730 sqm approx



59 Barlyn Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$1,430,000
Method: Sale
Date: 23/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 753 sqm approx



39 Larch Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Private Sale
Date: 13/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 721 sqm approx