

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 2/2 Una Street, Mount Waverley 3149

Indicative selling price

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

Single Figure \$1,250,000

Median sale price

Median price \$1,301,000 House Suburb Mount Waverley
 Period - From 01/04/2016 to 31/03/2017 Source REIV

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 |
|--|-------------|--------------|
| 3/22-24 Winbourne Road, Mount Waverley | \$1,305,000 | 11/02/2017 |
| 52 Charlton Street, Mount Waverley | \$1,230,000 | 27/05/2017 |
| 1/21 Cheviot Road, Mount Waverley | \$1,201,000 | 20/05/2017 |