



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: 10 Laura Grove, Mount Waverley

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Single Price: \$1,350,000

Median Sale Price

Median price: \$1,470,000 House Suburb: Mout Waverley
Period from: 1 Oct 2017 - 31 Dec 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 consider to be most comparable to the property for sale.



2 Ormiston Street
Mount Waverley VIC 3149
Sold Price: \$1,400,000
Sold Date: 23 Sep 2017



15 Bailey Street
Mount Waverley VIC 3149
Sold Price: \$1,388,000
Sold Date: 25 Nov 2017



19 Larch Crescent
Mount Waverley VIC 3149
Sold Price: \$1,303,000
Sold Date: 04 Sep 2017