# Harcourts

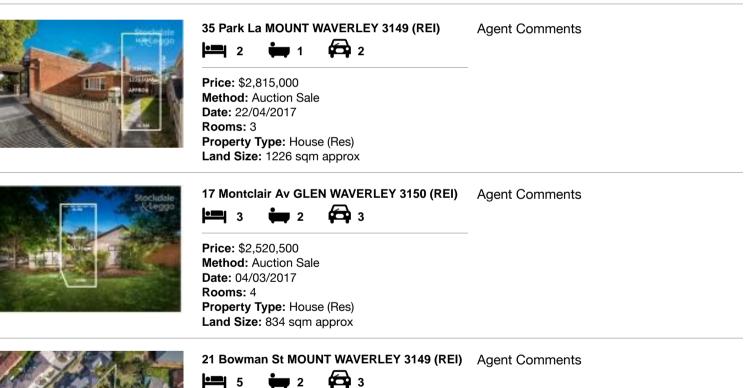




Rooms: Property Type: House (Res) Agent Comments Ken Chen 9518 7000 0426 393 898 ken.chen@harcourts.com.au

Indicative Selling Price \$2,550,000 - \$2,600,000 Median House Price March quarter 2017: \$1,390,000

### **Comparable Properties**





Price: \$2,100,000 Method: Sold Before Auction Date: 16/05/2017 Rooms: -Property Type: House (Res) Land Size: 1217 sqm approx

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propertydata

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### 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

319 Blackburn Road, Mount Waverley Vic 3149

#### Indicative selling price

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

to

Range between	\$2,550,000		&	\$2,600,000	
Median sale pr _	ice	_			
Median price	\$1,390,000	House	x	Suburt	Mount Waverley
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Source REIV

#### **Comparable property sales**

Period - From 01/01/2017

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

31/03/2017

Address of comparable property	Price	Date of sale
35 Park La MOUNT WAVERLEY 3149	\$2,815,000	22/04/2017
17 Montclair Av GLEN WAVERLEY 3150	\$2,520,500	04/03/2017
21 Bowman St MOUNT WAVERLEY 3149	\$2,100,000	16/05/2017

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