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**Indicative Selling Price**  
\$2,550,000 - \$2,600,000

**Median House Price**  
March quarter 2017: \$1,390,000



3   1   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

## Comparable Properties



**35 Park La MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

2   1   2

**Price:** \$2,815,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 1226 sqm approx



**17 Montclair Av GLEN WAVERLEY 3150 (REI)**   **Agent Comments**

3   2   3

**Price:** \$2,520,500  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 834 sqm approx



**21 Bowman St MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

5   2   3

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

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,550,000 & \$2,600,000

#### Median sale price

Median price \$1,390,000

House X

Suburb Mount Waverley

Period - From 01/01/2017 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 6 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
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