

## 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: 7 Sherwood Road, Mount Waverley Vic 3149

#### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

#### Median sale price

Median price: \$1,456,000 House  Unit  Suburb: Mount Waverley  
Period - From: 01/04/2017 to: 30/06/2017 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	62b Darbyshire Rd MOUNT WAVERLEY 3149	\$1,600,000	05/05/2017
2	2/53 Muir St MOUNT WAVERLEY 3149	\$1,565,000	27/04/2017
3	2/24 Mummery St MOUNT WAVERLEY 3149	\$1,525,000	15/07/2017

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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**Indicative Selling Price**  
\$1,500,000 - \$1,650,000

**Median House Price**  
June quarter 2017: \$1,456,000



 3    1    1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 718 sqm approx

Agent Comments

## Comparable Properties

**62b Darbyshire Rd MOUNT WAVERLEY 3149**   Agent Comments  
(REI)

 4    3    2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 05/05/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 364 sqm approx



**2/53 Muir St MOUNT WAVERLEY 3149**   Agent Comments  
(REI/VG)

 4    3    2

**Price:** \$1,565,000

**Method:** Private Sale

**Date:** 27/04/2017

**Rooms:** -

**Property Type:** Townhouse (Single)

**Land Size:** 275 sqm approx



**2/24 Mummery St MOUNT WAVERLEY 3149**   Agent Comments  
(REI)

 4    3    2

**Price:** \$1,525,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** 7

**Property Type:** Townhouse (Res)