

STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 2&3/10 Yarrabee Court, Mount Waverley

Indicative selling price

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

Unit type or class

e.g. One bedroom units

		Lower price	&	Higher price
2/10 Yarrabee Court, Mount Waverley	Or range between	\$1,550,000		\$1,650,000
3/10 Yarrabee Court, Mount Waverley	Or range between	\$1,550,000		\$1,650,000
	Or range between	\$*		\$
	Or range between	\$*		\$
	Or range between	\$*		\$

Suburb unit median sale price

Median price \$950,000 | Suburb Mount Waverley 3149, VIC

Period - From July to September | Source REIV propertydata.com.au

Comparable property sales

A ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. Three bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. Four bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. Five bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

B The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Property data source: REIV propertydata.com.au. Generated on 22 September 2017