

## 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 371 High Street 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)

Single price \$1,420,000

#### Median sale price

Median price \$1,441,000 House X Unit Suburb Mount Waverley

Period - From 01/07/2017 to 30/09/2017 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	181 Stephensons Rd MOUNT WAVERLEY 3149	\$1,472,000	14/10/2017
2	11 Rosaline Av MOUNT WAVERLEY 3149	\$1,470,000	07/10/2017
3	212 Stephensons Rd MOUNT WAVERLEY 3149	\$1,400,000	12/08/2017

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 838 sqm approx

Agent Comments

## Comparable Properties



**181 Stephenson Rd MOUNT WAVERLEY 3149** Agent Comments (REI)



**Price:** \$1,472,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 722 sqm approx



**11 Rosaline Av MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 676 sqm approx



**212 Stephenson Rd MOUNT WAVERLEY 3149** Agent Comments (REI)



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 12/08/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 719 sqm approx