

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode **344 Highbury Road Mount Waverley Vic 3149**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)










Single price **\$1,366,000** or range between &

Median sale price

Median price **\$1,456,000** *House x *Unit Suburb **Mount Waverley**
Period - From **01/04/2017** to **30/06/2017** Source **Propertydata.com.au**

Comparable property sales

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	Beds	Baths	Car Spaces	Land size	Price	Date of sale
24 Darbyshire Road Mount Waverley Vic 3149	3 	1 	2 	725 sqm	\$1,365,000	15 Jul 2017
212 Stephenson's Road Mount Waverley Vic 3149	3 	1 	2 	720 sqm	\$1,400,000	12 Aug 2017
38 Hillview Avenue Mount Waverley Vic 3149	3 	1 	2 	728 sqm	\$1,430,000	26 Aug 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.