

## 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

28 St Clair Crescent, 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 \$1,240,000

#### Median sale price

Median price \$978,500

House

Unit

X

Suburb

Mount Waverley

Period - From 01/01/2018

to 31/03/2018

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	2/4 Betty Ct MOUNT WAVERLEY 3149	\$1,115,000	16/04/2018
2	1/58 Myrtle St GLEN WAVERLEY 3150	\$1,108,000	12/04/2018
3	37 Rob Roy St GLEN WAVERLEY 3150	\$1,100,000	02/06/2018

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.