

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

Indicative selling price

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

Single price

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

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
2 Iona Court, Mount Waverley	\$1,400,000	25/02/2017
24 Lynden Grove, Mount Waverley	\$1,400,000	20/02/2017
5 Dennyse Court, Mount Waverley	\$1,320,000	10/12/2016