

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 519-521 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$440,000 & \$484,000

Median sale price

Median price \$950,000 House Unit X Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017 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	913/39 Kingsway GLEN WAVERLEY 3150	\$620,000	10/07/2017
2	229/270 Springvale Rd GLEN WAVERLEY 3150	\$600,000	07/07/2017
3	G12/373-377 Burwood Hwy BURWOOD 3125	\$580,000	30/06/2017

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: Apartment
 Agent Comments

Indicative Selling Price
 \$440,000 - \$484,000
Median Unit Price
 June quarter 2017: \$950,000

There was insufficient data available for direct comparable sales for this property .

Comparable Properties



913/39 Kingsway GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$620,000
Method: Private Sale
Date: 10/07/2017
Rooms: 5
Property Type: Apartment



229/270 Springvale Rd GLEN WAVERLEY 3150 Agent Comments
 (REI)



Price: \$600,000
Method: Private Sale
Date: 07/07/2017
Rooms: 4
Property Type: Apartment

G12/373-377 Burwood Hwy BURWOOD 3125 Agent Comments
 (REI)



Price: \$580,000
Method: Private Sale
Date: 30/06/2017
Rooms: -
Property Type: Apartment