

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

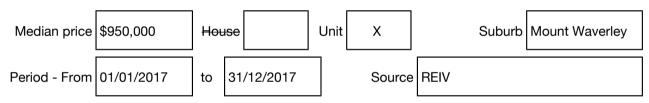
519-521 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between	\$620,000	&	\$682,000	

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	1/579 high street Rd MOUNT WAVERLEY 3149	\$700,000	10/02/2018
2	1/447 High Street Rd MOUNT WAVERLEY 3149	\$671,000	17/12/2017
3	2/28 Park La MOUNT WAVERLEY 3149	\$620,000	16/12/2017

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.

Account - Harcourts Judd White | P: 03 9518 7000 | F: 03 9545 1066

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Harcourts





Rooms: Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$682,000 **Median Unit Price** Year ending December 2017: \$950,000

Comparable Properties



1/579 high street Rd MOUNT WAVERLEY 3149 Agent Comments (REI)



Price: \$700.000 Method: Auction Sale Date: 10/02/2018 Rooms: -Property Type: Unit



1/447 High Street Rd MOUNT WAVERLEY 3149 Agent Comments (REI/VG)

Agent Comments

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Price: \$671,000 Method: Auction Sale Date: 17/12/2017 Rooms: -Property Type: Unit



2/28 Park La MOUNT WAVERLEY 3149 (REI/VG)



Price: \$620,000 Method: Auction Sale Date: 16/12/2017 Rooms: -Property Type: Unit

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