

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

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

Period - From 01/01/2017 to 31/12/2017 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	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.



2   -   1

**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)**

2   1   1

**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)**

2   1   1

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



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

2   1   1

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