

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

2/406 High Street Road, Mount Waverley 3149

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

**Median sale price**

Median price

\$1,402,000

House

X

Suburb

Mount Waverley

Period - From

01/10/2016

to

30/09/2017

Source

REIV

**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
1/96 Bruce Street Mount Waverley 3149	\$1,130,000	09/12/2017
1/352 Stephensons Road Mount Waverley 3149	\$1,080,000	18/07/2017
4/70-72 Larch Crescent Mount Waverley 3149	\$1,050,000	02/12/2017