## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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Including subu	Address Including suburb and postcode 20 Adrienne Crescent, Mount Waverley,					3149		
Indicative sell	ing pr	rice						
For the meaning of	of this p	rice see consum	ner.vic.gov.au/uı	nderquoti	ng			
Single price		or range between \$1,300,000		0	&	\$1,400,000		
Median sale price								
Median price \$1,300,000			Property type House Su		Suburb	urb MOUNT WAVERLEY		
Period - From 0	1/01/20	021 to 0	02/05/2021	Source	CoreLogic	C		
Comparable property sales								
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.								
	ent or a	gent's represent				to the		
estate age	ent or ac	e property				e to the P	property for sal	e.
Address of com	parable	gent's represent property unt Waverley	ative considers t			e to the	property for sal	Date of sale
Address of com	parable et Mou	e property unt Waverley ount Waverley	ative considers t			Pr	property for sal	Date of sale 27/03/2021
Address of company 1 44 Bales Street 2 5 Hustler Cou	parable et Mou	e property unt Waverley ount Waverley	ative considers t			Pr	property for sal rice \$1,290,000 \$1,430,000	Date of sale 27/03/2021 27/03/2021
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Address of com  1 44 Bales Stree 2 5 Hustler Cou 3 21 Smyth Stree  or	parable et Mou urt Mo eet Mo	e property unt Waverley ount Waverley ount Waverley ount Waverley	ative considers t	nably belice in the la	eves that fewers six months	Programmer than to see that the see than to see that the see than to see that the see th	rice \$1,290,000 \$1,430,000 \$1,400,000	Date of sale  27/03/2021  27/03/2021  24/02/2021