

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/21 Surrey Road, Mount Waverley, VIC 3149

Indicative selling price

Single Price or Range between

\$1,050,000 - \$1,150,000

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

Median sale price

Median Price

\$800,000

Property Type

Unit

Suburb

MOUNT WAVERLEY

Period From

17/03/2019

Period To

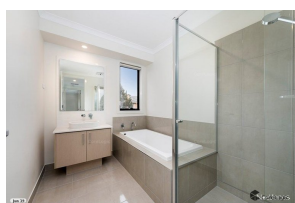
13/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**2/25 LYNDEN GROVE
MOUNT WAVERLEY**

4 3 2

Price \$1,080,000

Date of Sale 20/08/2019

Land 257 sqm



**4/51-53 STOCKS ROAD
MOUNT WAVERLEY**

4 2 2

Price \$1,100,000

Date of Sale 15/08/2019

Land 308 sqm



**18C IRVING STREET
MOUNT WAVERLEY**

4 3 1

Price \$1,093,000

Date of Sale 06/04/2019

Land 221 sqm