

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

57 Cratloe Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,390,000

House X

Suburb Mount Waverley

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
20 Swayfield Rd MOUNT WAVERLEY 3149	\$1,482,000	25/02/2017
8 Seaview St MOUNT WAVERLEY 3149	\$1,460,000	14/04/2017
2 Rainbow Ct MOUNT WAVERLEY 3149	\$1,455,000	28/01/2017