

## 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 17 Wadham Parade, 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 \$1,300,000 & \$1,400,000

#### Median sale price

Median price \$1,431,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2018 to 30/06/2018 Source REIV

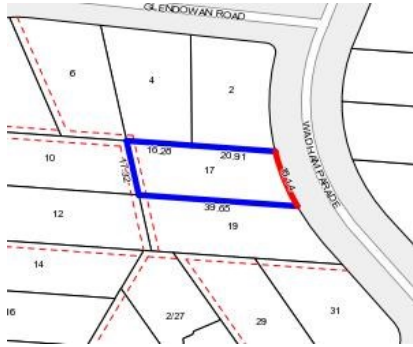
#### Comparable property sales (\*Delete A or B below as applicable)

**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	91 Marianne Way MOUNT WAVERLEY 3149	\$1,350,000	05/05/2018
2	11 French St MOUNT WAVERLEY 3149	\$1,315,000	30/06/2018
3	25 Walker Rd MOUNT WAVERLEY 3149	\$1,300,000	19/05/2018

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.



**Rooms:**

**Property Type:** House

**Land Size:** 635 sqm approx

**Agent Comments**

## Comparable Properties



**91 Marianne Way MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 732 sqm approx



**11 French St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 798 sqm approx



**25 Walker Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 659 sqm approx