

## 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	11 Oakern Street, Mount Waverley Vic 3149
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#### Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$1,470,000	House	X	Unit		Suburb	Mount Waverley
Period - From	01/10/2017	to	31/12/2017	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	15 Daly St OAKLEIGH EAST 3166	\$997,000	09/11/2017
2	2 Berrima St OAKLEIGH EAST 3166	\$965,000	18/11/2017
3	300 High Street Rd MOUNT WAVERLEY 3149	\$950,000	11/11/2017

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.



 3  1  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 545 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$950,000 - \$1,045,000  
**Median House Price**  
 December quarter 2017: \$1,470,000

## Comparable Properties



**15 Daly St OAKLEIGH EAST 3166 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$997,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**2 Berrima St OAKLEIGH EAST 3166 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



**300 High Street Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx