

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

59 Catherine Avenue Mount Waverley, 3149

## Indicative selling price

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

Single price \$1,300,000.00

## Median sale price

Median price \$1,250,000.00 Property Type HOUSE Suburb MOUNT WAVERLEY

Period - From 01-Jan-2019 to 04-Dec-2019 Source REA

## Comparable property sales

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	1/5 McLaren Street Mount Waverley	\$1,370,000.00	13-Nov-2019
2	1/23 Russell Crescent, Mt. Waverley 3149	\$1,431,000.00	07-Sep-2019
3	570B Huntingdale Road Mount Waverley	\$1,300,000.00	27-Nov-2019

This statement of information was prepared on 07-Apr-2020 at 4:27:52 PM EST