

# 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

1/587 High Street Road, 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 \$750,000 & \$790,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Mount Waverley

Period - From 17/04/2020 to 16/04/2021 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	2/114 Leeds Rd MOUNT WAVERLEY 3149	\$790,000	27/03/2021
2	2/88 Blackburn Rd GLEN WAVERLEY 3150	\$780,000	30/01/2021
3	1/364 High Street Rd MOUNT WAVERLEY 3149	\$750,000	11/02/2021

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.~~

This Statement of Information was prepared on:

17/04/2021 19:42

1/587 High Street Road, Mount Waverley Vic 3149



 2  1  1

**Property Type:** Unit  
**Land Size:** 430 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$790,000

**Median Unit Price**

17/04/2020 - 16/04/2021: \$1,050,000

## Comparable Properties



**2/114 Leeds Rd MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

 2  1  1

**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** Unit



**2/88 Blackburn Rd GLEN WAVERLEY 3150 (REI/VG)** **Agent Comments**

 2  1  2

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 30/01/2021  
**Property Type:** Unit  
**Land Size:** 295 sqm approx



**1/364 High Street Rd MOUNT WAVERLEY 3149 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 11/02/2021  
**Property Type:** Unit

**Account** - Ray White Glen Waverley | P: 03 9574 9555 | F: 03 9574 9299