

# 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

14 Palm Beach Crescent, Mount Waverley 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$ 990,000

&

\$ 1,050,000

### Median sale price

Median price

\$ 1,157,000

Property type

house

Suburb

Mount Waverley 3149

Period - From

July'19

to

Sept'19

Source

REA

### 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 7 Snead Court, Mount Waverley	\$ 1,062,000	14/9/19
2 65 Stanley Avenue, Mount Waverley	\$ 1,060,000	5/6/19
3 70 Catherine Avenue, Mount Waverley	\$ 1,030,000	5/10/19

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:

16/10/2019 15:00