

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

27 Swayfield Road, Mount Waverley, VIC 3149

### Indicative selling price

Single Price or Range between

\$1,500,000 - \$1,650,000

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

### Median sale price

Median Price

\$1,202,500

Property Type

House

Suburb

MOUNT WAVERLEY

Period From

16/03/2019

Period To

12/09/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



44 SWAYFIELD ROAD  
MOUNT WAVERLEY

4 2 2

Price \$1,541,000  
Date of Sale 06/07/2019  
Land 717 sqm



22 PARK ROAD  
MOUNT WAVERLEY

5 2 2

Price \$1,608,000  
Date of Sale 23/06/2019  
Land 817 sqm



23 ANDREW STREET  
MOUNT WAVERLEY

3 2 2

Price \$1,590,000  
Date of Sale 18/05/2019  
Land 1072 sqm