

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

### Sections 47AF of the *Estate Agents Act 1980*

#### Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

#### Median sale price

Median price

\$1,320,000

House

X

Suburb  
or locality

Mount Waverley

Period - From

01/01/2018

to

31/12/2018

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 17 Alvie Rd MOUNT WAVERLEY 3149	\$1,250,000	04/03/2019
2 25 Rosaline Av MOUNT WAVERLEY 3149	\$1,246,000	17/02/2019
3 12 William St MOUNT WAVERLEY 3149	\$1,212,000	10/12/2018

OR

~~**B\*** **Either** 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\*.~~

~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions