

# 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 8 Milliara Street, 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 \$1,400,000 & \$1,450,000

### Median sale price

Median price \$1,312,000 Property type House Suburb Mount Waverley

Period - From 01/10/2019 to 31/12/2019 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 15 The Highway MOUNT WAVERLY	\$1,605,000	06/04/2020
2 37 Bruce St MOUNT WAVERLY 3149	\$1,481,000	14/03/2020
3 6 Sunhill Rd MOUNT WAVERLY 3149	\$1,458,000	14/03/2020

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: 28/05/2020 2:50