

## 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 Swayfield 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 \$1,300,000

&

\$1,430,000

#### Median sale price

Median price \$1,320,000

House

X

Unit

Suburb 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	3 Miller Cr MOUNT WAVERLEY 3149	\$1,368,000	01/12/2018
2	5 Aster Ct MOUNT WAVERLEY 3149	\$1,340,000	01/12/2018
3	82 Leeds Rd MOUNT WAVERLEY 3149	\$1,306,000	18/11/2018

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.~~