

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

43 Darbyshire Road, Mount Waverley Vic 3149

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale priceMedian price \$1,320,000 House ☒ 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	30 Marianne Way MOUNT WAVERLEY 3149	\$1,010,000	29/01/2019
2	406 Highbury Rd MOUNT WAVERLEY 3149	\$999,000	07/03/2019
3	17 Sunhill Rd MOUNT WAVERLEY 3149	\$970,000	06/04/2019

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.~~