# 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

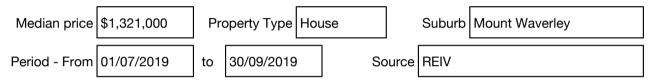
3 Kingsley Grove, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this p	orice see co	nsumer.vic	.gov.au/underque	oting

Single price \$1,400,000

#### Median sale price



#### 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.

Ade	dress of comparable property	Price	Date of sale
1	10 Talbot Rd MOUNT WAVERLEY 3149	\$1,490,000	16/08/2019
2	5 Adrienne Cr MOUNT WAVERLEY 3149	\$1,336,000	28/09/2019
3	1 Anthony Dr MOUNT WAVERLEY 3149	\$1,050,000	07/09/2019

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.

This Statement of Information was prepared on:

28/11/2019 12:21

