

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/47 Oak Hill Road, Mount Waverley, VIC 3149

Indicative selling price

Single Price or Range between

\$930,000 - \$1,020,000

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price \$800,000	Property Type Unit	Suburb MOUNT WAVERLEY
Period From 16/03/2019	Period To 12/09/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**2/30 ASHWOOD DRIVE
ASHWOOD**

4 3 2

Price \$950,000
Date of Sale 07/05/2019
Land 175 sqm



**1/17 JOHNSTON STREET
BURWOOD**

4 2 2

Price \$965,888
Date of Sale 17/04/2019
Land 281 sqm



**1/7 TINTO COURT
MOUNT WAVERLEY**

4 3 2

Price \$1,015,000
Date of Sale 27/03/2019
Land 299 sqm