

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