

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

31 Valley Road, Mount Waverley Vic 3149

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,390,000

House

X

Suburb Mount Waverley

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 French St MOUNT WAVERLEY 3149	\$1,305,000	13/05/2017
7 Larch Cr MOUNT WAVERLEY 3149	\$1,300,200	22/05/2017
384 Stephenson Rd MOUNT WAVERLEY 3149	\$1,210,000	08/07/2017