

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	20 Nethercote Drive, Mount Waverley Vic 3149
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Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price	\$1,335,000	Property Type	House	Suburb	Mount Waverley
Period - From	01/10/2019	to	30/09/2020	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	36 White St MOUNT WAVERLEY 3149	\$1,468,000	05/08/2020
2	8 Milliara St MOUNT WAVERLEY 3149	\$1,448,000	22/06/2020
3	303 Lawrence Rd MOUNT WAVERLEY 3149	\$1,446,000	07/05/2020

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: 14/10/2020 09:37