

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/10 Mummery Street, Mount Waverley VIC 3149

Indicative selling price

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

Single price \$ - or range between \$715,000 & \$770,000

Median sale price

Median price \$ 865,000 *House - *Unit X Suburb Mount Waverley
Period - From 1/10/2018 to 31/12/2018 Source REIV propertydata.com.au

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 2 / 12 Mummery Street, Mount Waverley	\$ 715,000	30/03/2019
2 1 / 20 The Highway, Mount Waverley	\$ 827,000	02/03/2019
3 1 / 476 Waverley Road, Mount Waverley	\$ 725,000	15/03/2019

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.~~

Property data source: REIV propertydata.com.au. Generated on 2 April 2019