

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

4/ 276 Highbury Road, Mount Waverley, VIC 3149

Indicative selling price

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

Single Price

\$1,060,000

Median sale price

Median price

\$1,190,000

Property type

Unit

Suburb

Mount Waverley

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales

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. 59 Burn Nar Look Drive Burwood VIC 3125	\$1,085,000	19/11/2021
2. 2/397 Highbury Road Burwood VIC 3125	\$1,140,000	06/09/2021
3. 12A Carolina Street Mount Waverley VIC 3149	\$1,180,000	03/10/2021

This Statement of Information was prepared on:

25/03/2022