

Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

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	317 High Street Road, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,470,000	Hou	ise X	Unit		5	Suburb	Mount Waverley
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Gnarwin St MOUNT WAVERLEY 3149	\$1,345,000	11/11/2017
2	17 Jubilee St MOUNT WAVERLEY 3149	\$1,328,800	13/11/2017
3	4 Bruce St MOUNT WAVERLEY 3149	\$1,295,000	21/10/2017

OR

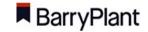
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





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Indicative Selling Price \$1,350,000 **Median House Price** December quarter 2017: \$1,470,000



Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments



Comparable Properties



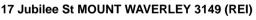




Price: \$1,345,000 Method: Auction Sale Date: 11/11/2017

Rooms: -

Property Type: House Land Size: 764 sqm approx









Price: \$1,328,800 Method: Private Sale Date: 13/11/2017

Rooms: -

Property Type: House (Res) Land Size: 738 sqm approx

4 Bruce St MOUNT WAVERLEY 3149 (REI)





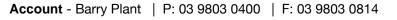


Price: \$1,295,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res)









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Agent Comments

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