

## 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

317 High Street Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,350,000

#### Median sale price

Median price

\$1,470,000

House

X

Unit

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.

	Address 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.



 3  1  1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Agent Comments

## Comparable Properties



**1 Gnarwin St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,345,000

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 764 sqm approx



**17 Jubilee St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 4  2  2

**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)**

Agent Comments

 3  1  1

**Price:** \$1,295,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** -

**Property Type:** House (Res)