

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	1/45 Sunhill Road, Mount Waverley Vic 3149
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$720,000	&	\$792,000
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Median sale price

Median price	\$950,000	House		Unit	X	Suburb	Mount Waverley
Period - From	01/04/2017	to	30/06/2017	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	5/280 Lawrence Rd MOUNT WAVERLEY 3149	\$730,000	15/07/2017
2	1/577 High Street Rd MOUNT WAVERLEY 3149	\$720,000	03/06/2017
3	2/3 Elm Gr MOUNT WAVERLEY 3149	\$720,000	27/04/2017

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.~~