

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

1/5 McLaren Street, Mount Waverley, VIC 3149

### Indicative selling price

Single Price or Range between  
**\$1,200,000 - \$1,300,000**












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

### Median sale price

Median Price <b>\$865,000</b>	Property Type <b>Unit</b>	Suburb <b>MOUNT WAVERLEY</b>
Period From <b>22/04/2019</b>	Period To <b>22/10/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>2/47 SURREY ROAD MOUNT WAVERLEY</b>  Price \$1,250,000 Date of Sale 10/09/2019 Land 186 sqm	4  3  2 
	<b>2/7 SHERWOOD ROAD MOUNT WAVERLEY</b>  Price \$1,261,000 Date of Sale 14/06/2019 Land 252 sqm	4  3  2 
	<b>3/3 HAKEA COURT MOUNT WAVERLEY</b>  Price \$1,200,000 Date of Sale 16/05/2019 Land 277 sqm	4  3  2 