

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2 Alexander Street Mount Waverley

### Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,255,000 House ☒ Unit ☐ Suburb Mount Waverley  
Period - From 01/07/2018 to 30/09/2018 Source REIV [propertydata.com.au](http://propertydata.com.au)

### 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) 14 The Highway Mount Waverley 3149 VIC	\$1,101,000	05/12/2018
2) 3 Miller Cr Mount Waverley 3149 VIC	\$1,368,000	01/12/2018
3) 14 William St Mount Waverley 3149 VIC	\$1,212,000	10/12/2018

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.