

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	24 Darbyshire Road, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,150,000	&	\$1,265,000
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Median sale price

Median price	\$1,390,000	House	X	Suburb	Mount Waverley
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Jingella Av ASHWOOD 3147	\$1,250,000	20/03/2017
251 High Street Rd MOUNT WAVERLEY 3149	\$1,209,500	18/03/2017
298 Highbury Rd MOUNT WAVERLEY 3149	\$1,150,000	17/12/2016