

## 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	23 Pascall Street, Mount Waverley Vic 3149
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#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,215,000	House	X	Unit		Suburb	Mount Waverley
Period - From	01/10/2018	to	31/12/2018	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	3 Pascall St MOUNT WAVERLEY 3149	\$1,250,000	23/03/2019
2	42 Bizley St MOUNT WAVERLEY 3149	\$1,156,000	23/03/2019
3	42 Leeds Rd MOUNT WAVERLEY 3149	\$1,180,000	09/03/2019

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.~~