

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

2/24 Prospect Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$961,000

Unit

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
2/54 McIntyre St BURWOOD 3125	\$751,000	18/02/2017
16/12 Surrey Rd MOUNT WAVERLEY 3149	\$733,000	11/02/2017
1/114 Leeds Rd MOUNT WAVERLEY 3149	\$717,000	17/12/2016