

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

22 Eileen Street Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 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

20 Talbot Road Mount Waverley VIC 3149	\$1,250,000	12-Oct-19
2 Heany Street Mount Waverley VIC 3149	\$1,382,000	09-Jul-19
5 Adrienne Crescent Mount Waverley VIC 3149	\$1,336,000	28-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 03 December 2019

Stuart Svec

P 9807 9522

M 0412 475 294

E ssvvec@hockingstuart.com.au



**20 Talbot Road Mount Waverley
VIC 3149**

5 2 2

Sold Price

\$1,250,000

Sold Date

12-Oct-19

Distance

1.25km



**2 Heany Street Mount Waverley VIC
3149**

5 2 2

Sold Price

\$1,382,000

Sold Date

09-Jul-19

Distance

1.87km



**5 Adrienne Crescent Mount
Waverley VIC 3149**

4 2 3

Sold Price

\$1,336,000

Sold Date

28-Sep-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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