# Statement of Information Multiple residential properties located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Unit offered for sale

Address postcode

Including suburb and 1 & 2/10 Gwynne Street, Mount Waverley

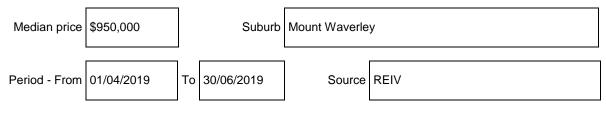
## Indicative selling price

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

Unit type or class					
	Single price	_	Lower price		Higher price
Unit 1: 4 bedroom + study, 3 bathroom, 2 garage	\$1,290,000	Or range between	\$*	&	\$*
Unit 2: 3 bedroom, 2 bathroom, 2 garage	\$	Or range between	\$998,000	&	\$1,090,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price





# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class		<b>_</b> .	
	Address of comparable unit	Price	Date of sale
Unit 1: 4 bedroom + study, 3 bathroom, 2 garage	1 2/245 Lawrence Road, Mount Waverley VIC 3149	\$1,202,500	01/07/2019
	2 22 Herbert Street, Mount Waverley VIC 3149	\$1,120,000	13/07/2019
	3 2/19 Farquharson Street, Mount Waverley VIC 3149	\$1,025,000	10/08/2019

Unit type or class	Address of comparable unit	Price	Date of sale
Unit 2: 3 bedroom, 2 bathroom, 2 garage	1 2/245 Lawrence Road, Mount Waverley VIC 3149	\$1,202,500	01/07/2019
	2 22 Herbert Street, Mount Waverley VIC 3149	\$1,120,000	13/07/2019
	3 2/19 Farquharson Street, Mount Waverley VIC 3149	\$1,025,000	10/08/2019

#### Unit type or class

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

#### Unit type or class

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

#### Unit type or class

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16/09/2019

