

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

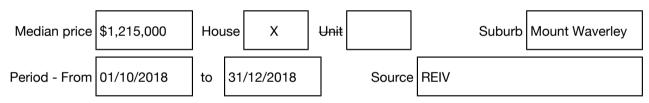
27 Miller Crescent, Mount Waverley Vic 3149

Indicative selling price

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

 Range between
 \$1,580,000
 &
 \$1,738,000

Median sale price



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	18 Holskamp St MOUNT WAVERLEY 3149	\$1,620,000	22/09/2018
2	35 The Highway MOUNT WAVERLEY 3149	\$1,618,000	29/11/2018
3	13 Arthurson St MOUNT WAVERLEY 3149	\$1,600,000	03/12/2018

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.

Account - Harcourts Judd White | P: 03 9518 7000 | F: 03 9545 1066

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Harcourts





Rooms: Property Type: House (Res) Land Size: 795 sqm approx Agent Comments Indicative Selling Price \$1,580,000 - \$1,738,000 Median House Price December quarter 2018: \$1,215,000

Comparable Properties

18 Holskamp St MOUNT WAVERLEY 3149 (REI/VG) Price: \$1,620,000 Method: Auction Sale Date: 22/09/2018 Rooms: 5 Property Type: House (Res) Land Size: 831 sqm approx	Agent Comments
35 The Highway MOUNT WAVERLEY 3149 (REI/VG) 4 3 4 4 Price: \$1,618,000 Method: Private Sale Date: 29/11/2018 Rooms: - Property Type: House Land Size: 728 sqm approx	Agent Comments
13 Arthurson St MOUNT WAVERLEY 3149 (REI) 4 2 1 1 Price: \$1,600,000 Method: Private Sale Date: 03/12/2018 Rooms: - Property Type: House Land Size: 781 sqm approx	Agent Comments

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