

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20B Sunnyside Road 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

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,001

*House

*Unit

Suburb

Mount Waverley

Period-from

01 Jul 2018

to

30 Jun 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

2/20 Therese Avenue Mount Waverley VIC 3149	\$926,000	20-Jul-19
3/30 Elizabeth Street Oakleigh East VIC 3166	\$850,000	13-Jul-19
32 Cash Grove Mount Waverley VIC 3149	\$905,000	30-Mar-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.~~

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2/20 Therese Avenue Mount Waverley VIC 3149

3 2 1

Sold Price

\$926,000

Sold Date

20-Jul-19

Distance

0.46km



3/30 Elizabeth Street Oakleigh East VIC 3166

3 2 1

Sold Price

\$850,000

Sold Date

13-Jul-19

Distance

0.83km



32 Cash Grove Mount Waverley VIC 3149

3 2 1

Sold Price

\$905,000

Sold Date

30-Mar-19

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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