

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

298 High Street Road, Mount Waverley, VIC 3149

Indicative selling price

\$1,400,000 - \$1,540,000

Range between

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

Median sale price

Median price
\$ 1,235,000

House

*Delete house or unit as applicable

Suburb
MOUNT WAVERLEY

Period
07/10/2018 - 05/04/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



58 KEMP AVENUE
MOUNT WAVERLEY

3 1 1

Normal Sale \$1,425,000
Date Sold 17/01/2019
Land 732 sqm



2 ALEXANDER STREET
MOUNT WAVERLEY

3 2 2

Agents Advice - Sale *\$1,511,000
Date Sold 16/02/2019
Land 710 sqm



393 WAVERLEY ROAD
MOUNT WAVERLEY

5 3 2

Normal Sale \$1,400,800
Date Sold 18/11/2018
Land 809 sqm