

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	2/22 Surrey Road, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,470,000	&	\$1,520,000
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Median sale price

Median price	\$978,500	House		Unit	X	Suburb	Mount Waverley
Period - From	01/01/2018	to	31/03/2018	Source	REIV		

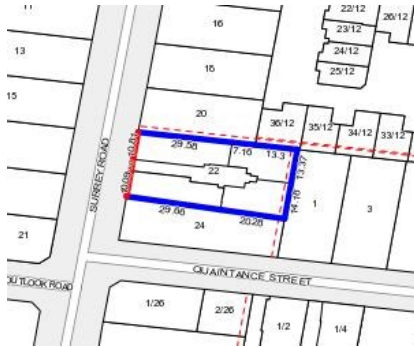
Comparable property sales (*Delete A or B below as applicable)

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		
2		
3		

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.



4 3.5 2

Rooms:
Property Type: Town House
Agent Comments

Indicative Selling Price
 \$1,470,000 - \$1,520,000
Median Unit Price
 March quarter 2018: \$978,500

There was insufficient data available for direct comparable sales for this property.

Comparable Properties



3/24 Mummery St MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

4 3 2

Price: \$1,536,800
Method: Private Sale
Date: 24/01/2018
Rooms: 7
Property Type: Townhouse (Res)



2/24 Mummery St MOUNT WAVERLEY 3149 (VG) [Agent Comments](#)

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Price: \$1,525,000
Method: Sale
Date: 21/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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.