



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 4 Selby Street, MOUNT WAVERLEY 3149

House



5 beds



3 baths



3 parking

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$1,215,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

23 Strelde n Avenue,
Oakleigh East 3166

Price **\$1,240,000** Sold 03
August 2019

47 Carrol Grove,
Mount Waverley 3149

Price **\$1,212,000** Sold 27
July 2019

18 Olymp ian Avenue,
Mount Waverley 3149

Price **\$1,250,000** Sold 30
March 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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