

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

4/51-53 Stocks Road, Mount Waverley, VIC 3149

### Indicative selling price

\$1,100,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 1,285,000

House

\*Delete house or unit as applicable

Suburb  
MOUNT WAVERLEY

Period  
14/11/2018 - 13/05/2019

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



1/48 WADHAM PARADE  
MOUNT WAVERLEY

4 2 2

Normal Sale \$1,284,000  
Date Sold 09/02/2019  
Land 445 sqm



2/37 DONALD STREET  
MOUNT WAVERLEY

4 3 2

Normal Sale \$1,227,500  
Date Sold 15/12/2018  
Land 258 sqm



6 BRAND STREET  
MOUNT WAVERLEY

3 2 4

Normal Sale \$1,110,000  
Date Sold 23/02/2019  
Land 334 sqm