

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/5 McLaren Street, Mount Waverley, VIC 3149

Indicative selling price

Single Price or Range between
\$1,300,000 - \$1,350,000


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

Median sale price

Median Price \$865,000	Property Type Unit	Suburb MOUNT WAVERLEY
Period From 20/05/2019	Period To 20/11/2019	Source Core Logic

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

	31 PARKHILL DRIVE ASHWOOD Price \$1,358,000 Date of Sale 16/10/2019 Land 300 sqm	4  2  2 
	1/22 SURREY ROAD MOUNT WAVERLEY Price \$1,368,000 Date of Sale 24/09/2019 Land 311 sqm	5  3  2 
	4/22 SURREY ROAD MOUNT WAVERLEY Price \$1,368,000 Date of Sale 24/09/2019 Land 1104 sqm	4  4  2 

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.