

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/7 Sherwood Road Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

*House

X

*Unit

Suburb

Mount Waverley

Period-from

01 Jan 2018

to

31 Dec 2018

Source

Corelogic

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

47B Hillview Avenue Mount Waverley VIC 3149	\$1,320,000	24-Nov-18
22B Sunhill Road Mount Waverley VIC 3149	\$1,360,000	28-Oct-18
2/10 Avondale Grove Mount Waverley VIC 3149	\$1,388,888	23-Jul-18

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.~~

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47B Hillview Avenue Mount Waverley VIC 3149

4 3 2

Sold Price **\$1,320,000** Sold Date **24-Nov-18**

Distance **1.15km**



22B Sunhill Road Mount Waverley VIC 3149

4 3 2

Sold Price **\$1,360,000** Sold Date **28-Oct-18**

Distance **1.39km**



2/10 Avondale Grove Mount Waverley VIC 3149

4 3 2

Sold Price **\$1,388,888** Sold Date **23-Jul-18**

Distance **0.64km**

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