

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 4 Vermillion Place, Mount Waverley, VIC 3149

Indicative selling price

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

Price Range \$1,400,000 & \$1,499,999

Median sale price

Median price NA Property Type House Suburb Mount Waverley (3149)

Period - From 01/06/2019 to 20/11/2019 Source REA

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

Comparable property sales

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 VERMILION PLACE, MOUNT WAVERLEY VIC 3149	\$1,480,000	01/10/2019
2 VERMILION PLACE, MOUNT WAVERLEY VIC 3149	\$1,480,000	01/10/2019
3 VERMILION PLACE, MOUNT WAVERLEY VIC 3149	\$1,425,000	30/11/2019

This Statement of Information was prepared on: 06/12/2019