

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/69 ESSEX ROAD, MOUNT WAVERLEY,**

 3  2  2

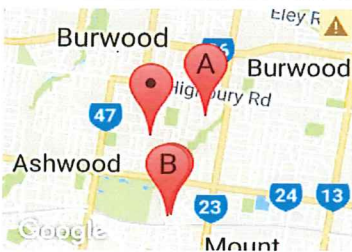
**Indicative Selling Price**

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

**Single Price: \$950,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

## MEDIAN SALE PRICE




**MOUNT WAVERLEY, VIC, 3149**

**Suburb Median Sale Price (Unit)**

**\$820,000**

01 April 2017 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**2/36 SWAYFIELD RD, MOUNT WAVERLEY, VIC**

 3  2  2

**Sale Price**

**\$1,011,000**

Sale Date: 03/06/2017

Distance from Property: 802m



**3/9 CHEVIOT RD, MOUNT WAVERLEY, VIC**

 3  1  1

**Sale Price**

**\$1,071,000**

Sale Date: 29/07/2017

Distance from Property: 1.2km



**1/9 CHEVIOT RD, MOUNT WAVERLEY, VIC**

 3  1  2

**Sale Price**

**\$1,055,000**

Sale Date: 25/05/2017

Distance from Property: 1.2km



This report has been compiled on 28/11/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

2/69 ESSEX ROAD, MOUNT WAVERLEY, VIC 3149

### Indicative selling price

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

Single Price:

\$950,000

### Median sale price

Median price

\$820,000

House

Unit

X

Suburb

MOUNT WAVERLEY

Period

01 April 2017 to 30 September 2017

Source

pricfinder

### Comparable property sales

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
2/36 SWAYFIELD RD, MOUNT WAVERLEY, VIC 3149	\$1,011,000	03/06/2017
3/9 CHEVIOT RD, MOUNT WAVERLEY, VIC 3149	\$1,071,000	29/07/2017
1/9 CHEVIOT RD, MOUNT WAVERLEY, VIC 3149	\$1,055,000	25/05/2017