DARRAS & ZERVAS
ESTATE AGENTS

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STATEMENT OF INFORMATION

Prepared on 12 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

24 Sunnyside Road Mount Waverley VIC 3149

3 1 2

Indicative Selling Price

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

Single Price $1,870,000

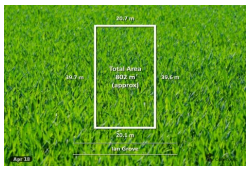
Median Sale Price

$1,385,550 Houses in Mount waverley between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



44 Ian Grove Mount Waverley VIC 3149

- - 2

Sold Price **$1,340,000** Sold Date **06-May-18**

Distance **0.26km**

3 Adrienne Crescent Mount Waverley VIC 3149

3 1 3

Sold Price **$1,678,000** Sold Date **08-Jun-18**

Distance **0.3km**

3 Howell Drive Mount Waverley VIC 3149

4 3 1

Sold Price **$1,425,000** Sold Date **10-Jun-18**

Distance **1.57km**

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