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	20 Baily Street 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	$2,400,000	&	$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,202,500	Property type	House	Suburb	Mount Waverley
Period-from	01 Oct 2018	to	30 Sep 2019	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 6 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
48 Orchard Street Glen Waverley VIC 3150	$2,308,888	15-Jun-19
7 Rose Avenue Glen Waverley VIC 3150	$2,660,000	23-May-19
1 Birch Street Mount Waverley VIC 3149	$2,710,000	03-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 22 October 2019

CONSUMER AFFAIRS VICTORIA