

## 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  
10 Virginia Street, 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 \$1,550,000

#### Median sale price

Median price \$1,280,000 House  Unit  Suburb Mount Waverley

Period - From 01/04/2018 to 31/03/2019 Source REIV

#### 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
1	13 Arthurson St MOUNT WAVERLEY 3149	\$1,600,000	03/12/2018
2	2 Alexander St MOUNT WAVERLEY 3149	\$1,511,000	16/02/2019
3	32 William St MOUNT WAVERLEY 3149	\$1,501,000	13/04/2019

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.