

# 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 Ochre Place, 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)

Price Range \$1,150,000 & \$1,200,000

### Median sale price

Median price \$1,301,000 Property Type House Suburb Mount Waverley (3149)

Period - From 04/02/2021 to 04/02/2021 Source REA

### 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
35 SOLFERINO CLOSE, MOUNT WAVERLEY VIC 3149	\$1,243,000	15/11/2020
17 CINNABAR AVENUE, MOUNT WAVERLEY VIC 3149	\$1,250,000	04/02/2021
4 VERMILION PLACE, MOUNT WAVERLEY VIC 3149	\$1,350,000	06/10/2020

This Statement of Information was prepared on: 11/02/2021