



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

30 Cinnabar Avenue, Mount Waverley, VIC 3149

INDICATIVE SELLING PRICE

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

Range Between \$1,100,000 & \$1,200,000

MEDIAN SALE PRICE

Median price \$1,425,500 | House | Mount Waverley (3149)

Period - From 27 September 2018 to 27 September 2018 | Source - RealEstate.com.au

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
33 SOLFERINO CLOSE, MOUNT WAVERLEY VIC 3149	\$1,230,000	25/06/2018
1 TOOMBAH STREET, MOUNT WAVERLEY VIC 3149	\$1,235,000	01/09/2018
6 DONALD STREET, MOUNT WAVERLEY VIC 3149	\$1,210,500	01/09/2018