

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 14 Emerald Street, Mount Waverley, VIC 3149

Indicative selling price

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

Single Price \$1,500,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Mount Waverley (3149)

Period - From 01/01/2021 to 31/03/2021 Source REIV

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
28 HILTON STREET, MOUNT WAVERLEY VIC 3149	\$1,680,000	22/05/2021
21 MCCUBBIN STREET, BURWOOD VIC 3125	\$1,622,000	12/02/2021
37 MONOMEITH CRESCENT, MOUNT WAVERLEY VIC 3149	\$1,511,000	30/01/2021

This Statement of Information was prepared on: 31/05/2021