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	2/11 Milloo Crescent, Mount Waverley, VIC 3149

Indicative selling price

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

Single price	$1,090,000	or range between		&

Median sale price

Median price	$ 995,000	Property type	Unit	Suburb	MOUNT WAVERLEY
Period - From	26/10/2020	to	24/04/2021	Source	CoreLogic

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
1 4/2 Delmore Crescent Glen Waverley	$1,160,000	14/04/2021
2 1/33 Folkestone Road Glen Waverley	$1,180,000	06/03/2021
3 3/3 Merton Close Mount Waverley	$1,120,000	03/03/2021

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.~~

This Statement of Information was prepared on: 24/04/2021