

### 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

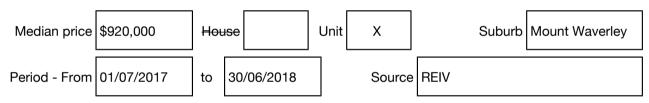
6A Nigretta Court, Mount Waverley Vic 3149

#### Indicative selling price

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

Single price \$1,450,000

#### Median sale price



#### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

#### Account - Jellis Craig | P: 03 88498088 | F: 03 98308180

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Ellie Gong 8849 8088 0430 434 567





**Indicative Selling Price** \$1,450,000 **Median Unit Price** Year ending June 2018: \$920,000

elliegong@jelliscraig.com.au

Rooms: Property Type: Townhouse Agent Comments

Off-the-plan architecturally designed town residence with a study, 2 ensuite bedrooms on ground and upper level, plus 2 other bedrooms, a 3rd family bathroom and upper retreat. Within the MWSC catchment, close to parks, shops and Mount Waverley

## Comparable Properties



**à** 2 Price: \$1,420,000 Method: Private Sale Date: 25/08/2018 Rooms: -

Property Type: Townhouse (Single)

91a Muir St MOUNT WAVERLEY 3149 (REI)

station.



27a Doynton Pde MOUNT WAVERLEY 3149 (REI/VG) •••• Price: \$1,400,000

Method: Sold Before Auction Date: 10/05/2018 Rooms: -Property Type: Townhouse (Res) Land Size: 419 sqm approx

Agent Comments

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