

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

Median price \$920,000

House

Unit

X

Suburb

Mount Waverley

Period - From 01/07/2017

to

30/06/2018

Source

REIV

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 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		
2		
3		

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.~~



4 3 2

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 station.

Comparable Properties



91a Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,420,000

Method: Private Sale

Date: 25/08/2018

Rooms: -

Property Type: Townhouse (Single)



27a Doynton Pde MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 10/05/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 419 sqm approx

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.