Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 23 Ian Grove, Mount Waverley Vic 3149

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,850,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$1,321,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/07/2019	to	30/09/2019)	So	urce	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 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^{*} 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:

06/11/2019 19:57



McGrath Peter Sinclair



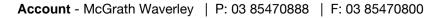


Rooms: 8 Property Type: House (Res) Land Size: 780 sqm approx Agent Comments 03 8547 0888 0425 854 981 petersinclair@mcgrath.com.au Indicative Selling Price

September quarter 2019: \$1,321,000

Comparable Properties

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.





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.