

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	393 Waverley Road, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,600,000	&	\$1,700,000

Median sale price

Median price	\$1,441,000	Hou	se X	Unit		Subu	rb 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 8 Bunker Cr GLEN WAVERLEY 3150 \$1,660,000 24/08/2018 2 52 Howard Av MOUNT WAVERLEY 3149 \$1,635,000 16/06/2018

OR

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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.

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





68 Wilga St MOUNT WAVERLEY 3149

\$1,555,000

06/04/2018

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McGrath





Rooms:

Property Type: House Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** Year ending June 2018: \$1,441,000

Comparable Properties

8 Bunker Cr GLEN WAVERLEY 3150 (REI)

(2)





Agent Comments

Price: \$1.660.000

Method: Sold Before Auction

Date: 24/08/2018

Rooms: -

Property Type: House Land Size: 651 sqm approx

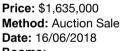
52 Howard Av MOUNT WAVERLEY 3149 (REI)

— 5





Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 700 sqm approx

68 Wilga St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments







Price: \$1,555,000 Method: Private Sale Date: 06/04/2018 Rooms: 10

Property Type: House (Res) Land Size: 673 sqm approx

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