## McGrath Hugh Trieu





Rooms: Property Type: Townhouse Agent Comments 0412 060 820 hughtrieu@mcgrath.com.au Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price Year ending March 2017: \$1,301,000

03 8547 0888

## **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. This unique townhouse will have quality in its fixtures and fittings. It will be a three-story sanctuary which accommodates 4 bedrooms plus study, 4 bathrooms, 3 living areas, 2 car garage and an outdoor area. The townhouse is 35 squares(approx.) in the Glen Waverley Secondary School Zone and within walking distance to the Pinewood Shopping Centre. Nothing similar is built or being built to compare.

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

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REIV 🗧 propertydata

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.



### 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

2/42 Illuka Crescent, Mount Waverley Vic 3149

#### Indicative selling price

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

Range betweer	\$1,650,000		&	\$1,800,000	
Median sale price					
Median price	\$1,301,000	House	х	Subu	Irb Mount Waverley
Period - From	01/04/2016	to 31/03	3/2017	Source R	EIV

#### **Comparable property sales**

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 unique townhouse will have quality in its fixtures and fittings. It will be a three-story sanctuary which accommodates 4 bedrooms plus study, 4 bathrooms, 3 living areas, 2 car garage and an outdoor area. The townhouse is 35 squares(approx.) in the Glen Waverley Secondary School Zone and within walking distance to the Pinewood Shopping Centre. Nothing similar is built or being built to compare.

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