McGrath

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

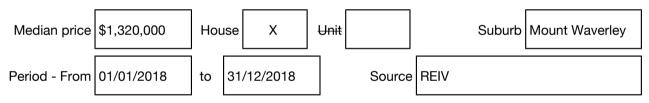
14 Park Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,350,000

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 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	5 Aster Ct MOUNT WAVERLEY 3149	\$1,340,000	01/12/2018
2	8 Irving St MOUNT WAVERLEY 3149	\$1,308,500	08/12/2018
3	24 Jubilee St MOUNT WAVERLEY 3149	\$1,205,000	19/12/2018

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.

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

propertydata

Generated: 04/02/2019 08:36

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.



Mc**Grath**





Rooms: Property Type: House (Res) Land Size: 805 sqm approx Agent Comments Indicative Selling Price \$1,350,000 Median House Price Year ending December 2018: \$1,320,000

Comparable Properties



Price: \$1,340,000 Method: Auction Sale Date: 01/12/2018 Rooms: -Property Type: House (Res)

5

Agent Comments

Agent Comments



8 Irving St MOUNT WAVERLEY 3149 (REI)

5 Aster Ct MOUNT WAVERLEY 3149 (REI)

2 2



Price: \$1,308,500 Method: Auction Sale Date: 08/12/2018 Rooms: -Property Type: House (Res)



24 Jubilee St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,205,000 Method: Private Sale Date: 19/12/2018 Rooms: 5 Property Type: House Land Size: 752 sqm approx

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

Generated: 04/02/2019 08:36

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.



