

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,215,000	Hou	ise X	Unit		5	Suburb	Mount Waverley
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

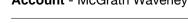
Comparable property sales (*Delete A or B below as applicable)

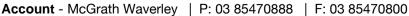
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	25 Smyth St MOUNT WAVERLEY 3149	\$1,170,000	26/11/2018
2	1 Grandview Gr OAKLEIGH 3166	\$1,150,000	13/10/2018
3	2 Mayfield Dr MOUNT WAVERLEY 3149	\$1,125,000	08/10/2018

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.

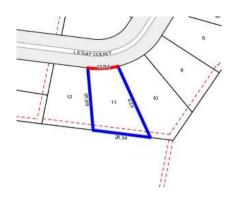








McGrath





Rooms:

Property Type: House Land Size: 744 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** December quarter 2018: \$1,215,000

Comparable Properties



25 Smyth St MOUNT WAVERLEY 3149 (REI/VG)



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Price: \$1,170,000 Method: Private Sale Date: 26/11/2018

Rooms: -

Property Type: House Land Size: 727 sqm approx

1 Grandview Gr OAKLEIGH 3166 (REI/VG)

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Price: \$1,150,000 Method: Private Sale Date: 13/10/2018

Rooms: -

Property Type: House Land Size: 531 sqm approx **Agent Comments**

Agent Comments



2 Mayfield Dr MOUNT WAVERLEY 3149

(REI/VG)

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Price: \$1,125,000 Method: Private Sale Date: 08/10/2018 Rooms: 4

Property Type: House Land Size: 772 sqm approx Agent Comments

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