## McGrath Hugh Trieu 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au

### 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

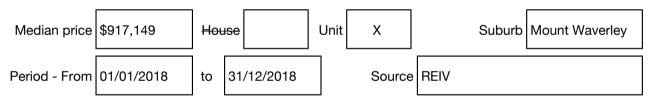
5 1/3 Holskamp Street, Mount Waverley Vic 3149

#### Indicative selling price

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

 Range between
 \$990,000
 &
 \$1,085,000

#### 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                              | 2/31 Pamela St MOUNT WAVERLEY 3149    | \$1,055,000 | 27/10/2018   |
| 2                              | 1/16 Wingate Av MOUNT WAVERLEY 3149   | \$995,000   | 10/11/2018   |
| 3                              | 2/443 Waverley Rd MOUNT WAVERLEY 3149 | \$990,000   | 11/12/2018   |

#### 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

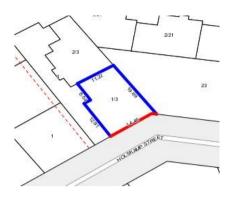
propertydata

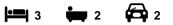
#### Generated: 05/02/2019 16:00

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.



# McGrath Hugh Trieu





Rooms: Property Type: Unit Agent Comments 0412 060 820 hughtrieu@mcgrath.com.au Indicative Selling Price \$990,000 - \$1,085,000

03 8547 0888

\$990,000 - \$1,085,000 Median Unit Price Year ending December 2018: \$917,149

## **Comparable Properties**

|                | 2/31 Pamela St MOUNT WAVERLEY 3149 (REI)          | Agent Comments |  |
|----------------|---|----------------|--|
|                | <b>1 4 1 3 6 2</b>                                |                |  |
|                | Price: \$1,055,000                                | -              |  |
|                | Method: Auction Sale                              |                |  |
|                | Date: 27/10/2018                                  |                |  |
|                | Rooms: -<br>Property Type: Townhouse (Res)        |                |  |
|                | Land Size: 250 sqm approx                         |                |  |
|                | 1/16 Wingate Av MOUNT WAVERLEY 3149               | Agent Comments |  |
|                | (REI/VG)  |                |  |
|                | <b>i≡</b>   4 <b>i≡</b>   2 <b>i</b> ⊂ <b>i</b> 2 | -              |  |
|                | Price: \$995,000                                  |                |  |
|                | Method: Auction Sale                              |                |  |
| augustor       | Date: 10/11/2018                                  |                |  |
|                | Rooms: -  |                |  |
|                | Property Type: Townhouse (Res)                    |                |  |
|                | 2/443 Waverley Rd MOUNT WAVERLEY 3149<br>(REI)    | Agent Comments |  |
|                |   |                |  |
|                | 4 🙀 3 🍎 2   |                |  |
|                | Price: \$990,000                                  | -              |  |
|                | Method: Private Sale                              |                |  |
|                | Date: 11/12/2018                                  |                |  |
| the second has | Rooms: -  |                |  |
|                | Property Type: Townhouse (Single)                 |                |  |

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

propertydata

#### Generated: 05/02/2019 16:00

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.

