

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 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

Median price \$917,149 House Unit X Suburb Mount Waverley

Period - From 01/01/2018 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.

	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.

1/3 Holskamp Street, Mount Waverley Vic 3149

McGrath

Hugh Trieu

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Indicative Selling Price

\$990,000 - \$1,085,000

Median Unit Price

Year ending December 2018: \$917,149



3 2 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties

2/31 Pamela St MOUNT WAVERLEY 3149 (REI) Agent Comments

4 3 2

Price: \$1,055,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



1/16 Wingate Av MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

4 2 2

Price: \$995,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Townhouse (Res)



2/443 Waverley Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

4 3 2

Price: \$990,000

Method: Private Sale

Date: 11/12/2018

Rooms: -

Property Type: Townhouse (Single)

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

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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.