

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	7 Snead Court, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$1,218,000	Hou	ise X	Unit		Subu	rb Mount Waverley
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

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

Α* 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.

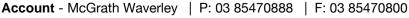
Address of comparable property

	are on the companies of		
1	17 Bales St MOUNT WAVERLEY 3149	\$1,020,000	06/07/2019
2	55 Therese Av MOUNT WAVERLEY 3149	\$1,003,000	20/07/2019
3	58 Therese Av MOUNT WAVERLEY 3149	\$980,000	28/06/2019

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.





Date of sale





Price

McGrath





Rooms:

Property Type: House Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price**

Comparable Properties

17 Bales St MOUNT WAVERLEY 3149 (REI)

= 3





Method: Sold Before Auction

Date: 06/07/2019 Rooms: -

Price: \$1,020,000

Property Type: House Land Size: 721 sqm approx

55 Therese Av MOUNT WAVERLEY 3149 (REI) Agent Comments

-3

Price: \$1,003,000 Method: Private Sale Date: 20/07/2019

Rooms: -

Property Type: House (Res) Land Size: 669 sqm approx



(REI/VG)

-3



Price: \$980,000 Method: Private Sale Date: 28/06/2019

Rooms: -

Property Type: House & Land Package

Land Size: 652 sqm approx

June guarter 2019: \$1,218,000









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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.

Agent Comments

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