### 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

3/2 Mclaren Street, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$990,000				
Median sale p	rice								
Median price	\$1,039,000	Pro	operty Type	Unit			Suburb	Mount Waverley	
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/566 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,050,000	07/10/2019
2	276b Waverley Rd MOUNT WAVERLEY 3149	\$1,050,000	26/10/2019
3	2/42 Damon Rd MOUNT WAVERLEY 3149	\$963,000	30/11/2019

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.

This Statement of Information was prepared on:

17/01/2020 23:20



# Harcourts Rata & Co

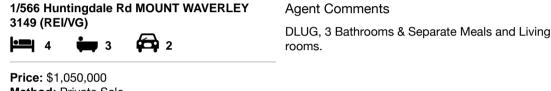
Daniel Galea 0423 753 893 daniel.galea@harcourts.com.au



**Property Type:** Townhouse Agent Comments Own street fontage Indicative Selling Price \$900,000 - \$990,000 Median Unit Price September quarter 2019: \$1,039,000

## **Comparable Properties**





Method: Private Sale Date: 07/10/2019 Property Type: Townhouse (Single)

276b Waverley Rd MOUNT WAVERLEY 3149 (REI)



Agent Comments DLUG, 3 Bathrooms & within the MWSC catchment

Price: \$1,050,000 Method: Private Sale Date: 26/10/2019 Property Type: Townhouse (Single)

Property Type: Townhouse (Single)



2/42 Damon Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



DLUG

**Price:** \$963,000 **Method:** Private Sale **Date:** 30/11/2019

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



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.