

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 between \$900,000 & \$990,000

Median sale price

Median price \$1,039,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2019 to 30/09/2019 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	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



Property Type: Townhouse

Agent Comments

Own street frontage

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2019: \$1,039,000

Comparable Properties



1/566 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG)



Price: \$1,050,000

Method: Private Sale

Date: 07/10/2019

Property Type: Townhouse (Single)

Agent Comments

DLUG, 3 Bathrooms & Separate Meals and Living rooms.



276b Waverley Rd MOUNT WAVERLEY 3149 (REI)



Price: \$1,050,000

Method: Private Sale

Date: 26/10/2019

Property Type: Townhouse (Single)

Agent Comments

DLUG, 3 Bathrooms & within the MWSC catchment



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



Price: \$963,000

Method: Private Sale

Date: 30/11/2019

Property Type: Townhouse (Single)

DLUG