

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

26 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,450,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/01/2017

to

31/12/2017

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	27 Pascall St MOUNT WAVERLEY 3149	\$1,460,000	04/11/2017
2	23 Amber Gr MOUNT WAVERLEY 3149	\$1,400,000	25/11/2017
3	15 Baily St MOUNT WAVERLEY 3149	\$1,388,000	25/11/2017

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.

26 Larch Crescent, Mount Waverley Vic 3149

McGrath

George Koutsopoulos

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending December 2017: \$1,450,000



 3  1  1

Rooms:

Property Type: House

Land Size: 740 sqm approx

Agent Comments

Comparable Properties



27 Pascall St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,460,000

Method: Auction Sale

Date: 04/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



23 Amber Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$1,400,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 737 sqm approx

15 Baily St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,388,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx