#### 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	3/24 Adrienne Crescent, Mount Waverley Vic 3149
Including suburb and	•
postcode	

#### Indicative selling price

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

Single price \$930,000

#### Median sale price

Median price	\$950,000	Hou	se	Unit	Х		Suburb	Mount Waverley
Period - From	01/04/2017	to	31/03/2018		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

	and on our parameter property		2010 01 0010
1	1/60 Albert St MOUNT WAVERLEY 3149	\$960,000	19/05/2018
2	2/40 Highclere Av MOUNT WAVERLEY 3149	\$920,000	17/04/2018
3	2/80 Stanley Av MOUNT WAVERLEY 3149	\$920,000	24/03/2018

#### 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.

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





Price

Date of sale

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## **McGrath**





Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$930,000 **Median Unit Price** Year ending March 2018: \$950,000

## Comparable Properties



1/60 Albert St MOUNT WAVERLEY 3149 (REI)

Price: \$960,000 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 291 sqm approx



2/40 Highclere Av MOUNT WAVERLEY 3149

(REI)

Price: \$920.000 Method: Private Sale Date: 17/04/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 242 sqm approx



2/80 Stanley Av MOUNT WAVERLEY 3149 (REI) Agent Comments

Price: \$920,000 Method: Auction Sale Date: 24/03/2018 Rooms: -

Property Type: Unit

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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.

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**Agent Comments** 

Agent Comments