

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

11 Susan Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,180,000

&

\$1,290,000

Median sale price

Median price

\$1,304,750

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2020

to

31/03/2020

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	31 Lewis St MOUNT WAVERLEY 3149	\$1,360,000	21/04/2020
2	3 Baringa St MOUNT WAVERLEY 3149	\$1,350,000	29/04/2020
3	36 Sesame St MOUNT WAVERLEY 3149	\$1,250,000	30/03/2020

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:

12/05/2020 13:18

11 Susan Court, Mount Waverley Vic 3149

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,180,000 - \$1,290,000

Median House Price

March quarter 2020: \$1,304,750



6 2 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



31 Lewis St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,360,000

Method: Private Sale

Date: 21/04/2020

Property Type: House (Res)

Land Size: 676 sqm approx



3 Baringa St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 29/04/2020

Property Type: House

Land Size: 727 sqm approx



36 Sesame St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 30/03/2020

Property Type: House

Land Size: 733 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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.