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	

Indicative selling price

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

Range between \$1,180,000	&	\$1,290,000
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Median sale price

Median price	\$1,304,750	Pro	perty Type H	ouse		Suburb	Mount Waverley
Period - From	01/01/2020	to	31/03/2020	Sc	ource	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

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 comparableproperties 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



McGrath

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Indicative Selling Price \$1,180,000 - \$1,290,000 **Median House Price** March quarter 2020: \$1,304,750





Property Type: House Land Size: 650 sqm approx **Agent Comments**

Comparable Properties



31 Lewis St MOUNT WAVERLEY 3149 (REI)

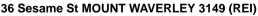
Price: \$1,360,000 Method: Private Sale Date: 21/04/2020

Property Type: House (Res) Land Size: 676 sqm approx

3 Baringa St MOUNT WAVERLEY 3149 (REI)



Price: \$1,350,000 Method: Private Sale Date: 29/04/2020 Property Type: House Land Size: 727 sqm approx









Price: \$1,250,000 Method: Private Sale Property Type: House Land Size: 733 sqm approx

Date: 30/03/2020

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





Agent Comments

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