

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

1/25 Sadie Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$978,500

House

Unit

X

Suburb

Mount Waverley

Period - From

01/01/2018

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	Price	Date of sale
1	1/372 Stephenson Rd MOUNT WAVERLEY 3149	\$799,000	21/04/2018
2	3/6 Avondale Gr MOUNT WAVERLEY 3149	\$770,000	11/05/2018
3	1/15 Therese Av MOUNT WAVERLEY 3149	\$760,000	07/04/2018

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.

1/25 Sadie Street, Mount Waverley Vic 3149

McGrath

Hugh Trieu

03 8547 0888

0412 060 820

hughtrieu@mcgrath.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

March quarter 2018: \$978,500



 4  2  1

Rooms:

Property Type: Townhouse (Res)

Land Size: 401 sqm approx

Agent Comments

Comparable Properties



1/372 Stephenson Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$799,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: Unit

Land Size: 297 sqm approx



3/6 Avondale Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$770,000

Method: Private Sale

Date: 11/05/2018

Rooms: -

Property Type: Unit



1/15 Therese Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$760,000

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: Unit

Land Size: 315 sqm approx