

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

4 Mcleod Place, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,456,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/04/2017

to

30/06/2017

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	4 William St MOUNT WAVERLEY 3149	\$1,750,000	19/07/2017
2	40 Waimarie Dr MOUNT WAVERLEY 3149	\$1,730,000	27/05/2017
3	2 Nethercote Dr MOUNT WAVERLEY 3149	\$1,680,000	11/07/2017

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.

4 Mcleod Place, Mount Waverley Vic 3149

McGrath

Con Lazogas

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

June quarter 2017: \$1,456,000



4 2 2

Rooms:

Property Type: House

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



4 William St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 19/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 766 sqm approx



40 Waimarie Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 780 sqm approx



2 Nethercote Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Private Sale

Date: 11/07/2017

Rooms: 9

Property Type: House (Res)

Land Size: 692 sqm approx