

1/2 Edna Street, Mount Waverley Vic 3149

Merryn Schmidt

(03) 9831 3007

0413 994 597

merryns@metropros.com.au

Indicative Selling Price

\$780,000 - \$858,000

Median Unit Price

Year ending March 2017: \$905,000



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



7/20 Huntingtower Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$865,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: Unit



14/38 Sampson Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$835,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 5

Property Type: Townhouse (Res)



3/6 Forest Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$760,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 438 sqm approx

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

1/2 Edna Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$780,000

&

\$858,000

Median sale price

Median price \$905,000

Unit X

Suburb Mount Waverley

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7/20 Huntingtower Cr MOUNT WAVERLEY 3149	\$865,000	27/05/2017
14/38 Sampson Dr MOUNT WAVERLEY 3149	\$835,000	04/03/2017
3/6 Forest Ct GLEN WAVERLEY 3150	\$760,000	20/05/2017