

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

2/37 Donald Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,255,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/07/2018

to

30/09/2018

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	2/8 Howell Dr MOUNT WAVERLEY 3149	\$1,110,000	21/06/2018
2	2/19 Grenfell Rd MOUNT WAVERLEY 3149	\$1,106,000	16/06/2018
3	3 Stretton Ct MOUNT WAVERLEY 3149	\$1,052,000	25/06/2018

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.

2/37 Donald Street, Mount Waverley Vic 3149

McGrath

Hugh Trieu

03 8547 0888

0412 060 820

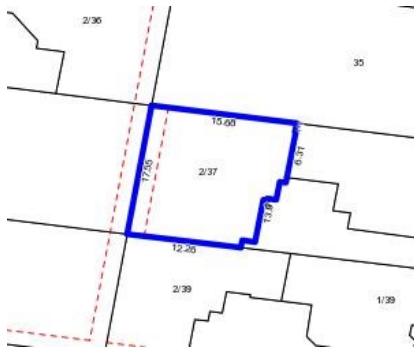
hughtrieu@mcgrath.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2018: \$1,255,000



Rooms: 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/8 Howell Dr MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 21/06/2018

Rooms: -

Property Type: Townhouse (Single)



2/19 Grenfell Rd MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,106,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Townhouse (Res)



3 Stretton Ct MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,052,000

Method: Private Sale

Date: 25/06/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 676 sqm approx