

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	6/2-4 Munro Avenue, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Single price \$660,000

Median sale price

Median price	\$895,000	Hou	ISC	Unit	Х	Suburb	Mount Waverley
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	1/2 Gwynne St MOUNT WAVERLEY 3149	\$670,000	27/05/2017
2	1/364 High Street Rd MOUNT WAVERLEY 3149	\$665,000	27/05/2017
3	1/20-22 Princetown Rd MOUNT WAVERLEY 3149	\$660,000	30/05/2017

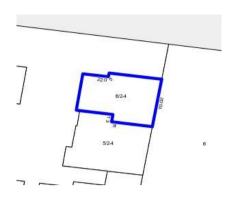
OR

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.





McGrath





Agent Comments

Indicative Selling Price \$660,000 **Median Unit Price** September quarter 2017: \$895,000

Comparable Properties



1/2 Gwynne St MOUNT WAVERLEY 3149

(REI/VG)

Price: \$670,000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: Unit

Land Size: 296 sqm approx

Agent Comments



1/364 High Street Rd MOUNT WAVERLEY 3149 Agent Comments

(REI/VG)



Price: \$665,000 Method: Auction Sale Date: 27/05/2017

Rooms: -Property Type: Unit

1/20-22 Princetown Rd MOUNT WAVERLEY

3149 (REI/VG)

1 2

Price: \$660.000 Method: Private Sale Date: 30/05/2017 Rooms: 5 Property Type: Unit

Agent Comments

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