

## 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 Gross Court, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

#### Median sale price

Median price \$1,216,500

House

X

Unit

Suburb Mount Waverley

Period - From 01/07/2018

to

30/06/2019

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	59 Tarella Dr MOUNT WAVERLEY 3149	\$1,100,000	13/07/2019
2	48 Kay St MOUNT WAVERLEY 3149	\$1,100,000	20/06/2019
3	271 High Street Rd MOUNT WAVERLEY 3149	\$1,090,000	24/08/2019

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.



**Rooms:**  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**

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

**Median House Price**

Year ending June 2019: \$1,216,500

## Comparable Properties

**59 Tarella Dr MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 13/07/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 874 sqm approx



**48 Kay St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 847 sqm approx



**271 High Street Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx