

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	4 Gross Court, Mount Waverley Vic 3149
Including suburb and	·
postcode	

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	\$1,216,500	Ηοι	ıse X	Unit		Subur	Mount Waverley
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

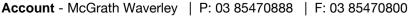
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

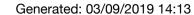
Address of comparable property **Price** Date of sale 1 59 Tarella Dr MOUNT WAVERLEY 3149 \$1,100,000 13/07/2019 2 \$1,100,000 20/06/2019 48 Kay St MOUNT WAVERLEY 3149 3 271 High Street Rd MOUNT WAVERLEY 3149 \$1,090,000 24/08/2019

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.



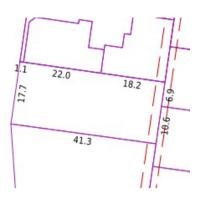








McGrath





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)

-3





Price: \$1,100,000 Method: Auction Sale Date: 13/07/2019

Rooms: -

Property Type: House Land Size: 874 sqm approx **Agent Comments**









Agent Comments

Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 847 sqm approx



(REI)







Price: \$1,090,000 Method: Auction Sale Date: 24/08/2019

Rooms: -

Property Type: House (Res) Land Size: 730 sqm approx

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