



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 708 sqm

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2017: \$1,301,000

Comparable Properties

**25 Donald St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3 1 2

Price: \$1,305,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

Land Size: 702 sqm

**308 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

4 3 2

Price: \$1,250,888

Method: Private Sale

Date: 13/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 729 sqm

**42 Carrol Gr MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 30/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 761 sqm

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

25 Carrol Grove, Mount Waverley Vic 3149

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,301,000

House

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
25 Donald St MOUNT WAVERLEY 3149	\$1,305,000	18/03/2017
308 Waverley Rd MOUNT WAVERLEY 3149	\$1,250,888	13/12/2016
42 Carrol Gr MOUNT WAVERLEY 3149	\$1,200,000	30/04/2017