McGrath





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)

-3

— 1



Price: \$1,305,000 **Method:** Auction Sale **Date:** 18/03/2017

Rooms: -

Property Type: House **Land Size:** 702 sqm

Agent Comments

Agent Comments



308 Waverley Rd MOUNT WAVERLEY 3149

(REI/VG)

-4





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)

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Price: \$1,200,000

Method: Sold Before Auction

Date: 30/04/2017

Rooms: 6

Property Type: House (Res) Land Size: 761 sgm

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments



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	25 Carrol Grove, Mount Waverley Vic 3149
postcode	

Indicative selling price

For 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	Н	ouse	Х	Su	burb	Mount Waverley
Period - From	01/04/2016	to	31/03/	/2017	Source	REI	1

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



