

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

3/5 Heany Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$1,135,000

Property Type Unit

Suburb Mount Waverley

Period - From 07/10/2020

to 06/10/2021

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	1/147 Ferntree Gully Rd MOUNT WAVERLEY 3149	\$785,000	26/09/2021
2	1/111 Waverley Rd CHADSTONE 3148	\$720,000	13/08/2021
3	2/7 Condah Ct ASHWOOD 3147	\$715,000	15/05/2021

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.~~

This Statement of Information was prepared on:

07/10/2021 16:26

3/5 Heany Street, Mount Waverley Vic 3149

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



2 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
07/10/2020 - 06/10/2021: \$1,135,000

Comparable Properties



**1/147 Ferntree Gully Rd MOUNT WAVERLEY
3149 (REI)**

Agent Comments

2 1 1

Price: \$785,000
Method: Auction Sale
Date: 26/09/2021
Property Type: Unit

1/111 Waverley Rd CHADSTONE 3148 (VG)

Agent Comments

2 - -

Price: \$720,000
Method: Sale
Date: 13/08/2021
Property Type: Flat/Unit/Apartment (Res)



2/7 Condah Ct ASHWOOD 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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