## **McGrath**

03 8547 0888 0421 040 919 nickli@mcgrath.com.au

**Indicative Selling Price** \$1,350,000 **Median House Price** Year ending March 2017: \$1,301,000





Rooms:

Property Type: House (Res) Land Size: 929 sqm Agent Comments

### Comparable Properties

7 Cora Ct MOUNT WAVERLEY 3149 (REI)

**-**3

Price: \$1,310,000 Method: Auction Sale Date: 22/04/2017 Rooms: -

Property Type: House Land Size: 719 sqm

14 Oakern St MOUNT WAVERLEY 3149 (REI)

**-**3

Price: \$1,290,000 Method: Auction Sale Date: 22/04/2017 Rooms: 4

Property Type: House (Res)

Land Size: 750 sqm

18 Oakern St MOUNT WAVERLEY 3149 (REI)

**=** 3

Price: \$1,280,000 Method: Private Sale Date: 10/04/2017 Rooms: -

Property Type: House (Res)





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** 

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#### 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	10 Wilga Street, Mount Waverley Vic 3149
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,301,000	Н	ouse	Х	Su	burb	Mount Waverley
Period - From	01/04/2016	to	31/03	3/2017	Source	REIV	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
7 Cora Ct MOUNT WAVERLEY 3149	\$1,310,000	22/04/2017
14 Oakern St MOUNT WAVERLEY 3149	\$1,290,000	22/04/2017
18 Oakern St MOUNT WAVERLEY 3149	\$1,280,000	10/04/2017



