

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	29 Quaintance Street, 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 \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,410,500	Hou	ise X	Unit		S	uburb	Mount Waverley
Period - From	01/10/2017	to	30/09/2018		Source	REIV		

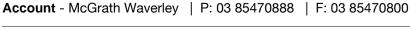
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	4 Baxter Ct MOUNT WAVERLEY 3149	\$1,521,000	08/09/2018
2	7 Gwynne St MOUNT WAVERLEY 3149	\$1,520,000	19/07/2018
3	12 Sunhill Rd MOUNT WAVERLEY 3149	\$1,420,000	01/09/2018

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.





propertydata

McGrath



Rooms:

Property Type: House Land Size: 831 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** Year ending September 2018: \$1,410,500

Comparable Properties



4 Baxter Ct MOUNT WAVERLEY 3149 (REI)

3

6

Agent Comments

Price: \$1.521.000 Method: Auction Sale Date: 08/09/2018

Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx

7 Gwynne St MOUNT WAVERLEY 3149

(REI/VG)

4

6

Price: \$1,520,000 Method: Private Sale Date: 19/07/2018

Rooms: -

Property Type: House Land Size: 736 sqm approx **Agent Comments**



12 Sunhill Rd MOUNT WAVERLEY 3149 (REI)

-- 5

Price: \$1,420,000 Method: Auction Sale

Rooms: -

Date: 01/09/2018

Property Type: House Land Size: 713 sqm approx **Agent Comments**

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