

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	27 Pascall 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	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$1,456,000	Hou	se	Х	Unit			Suburb	Mount Waverley
Period - From	01/04/2017	to	30/	06/2017		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	7 Larch Cr MOUNT WAVERLEY 3149	\$1,300,200	22/05/2017
2	10 Benwerrin Dr BURWOOD EAST 3151	\$1,250,000	26/09/2017
3	4 Magna Ct MOUNT WAVERLEY 3149	\$1,177,000	20/05/2017

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.





McGrath





Rooms:

Property Type: House Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** June guarter 2017: \$1,456,000

Comparable Properties



7 Larch Cr MOUNT WAVERLEY 3149 (REI)





Price: \$1,300,200 Method: Private Sale Date: 22/05/2017

Land Size: 652 sqm approx

Rooms: 5 Property Type: House



10 Benwerrin Dr BURWOOD EAST 3151 (REI)





Price: \$1,250,000 Method: Private Sale Date: 26/09/2017

Rooms: 5

Property Type: House (Res) Land Size: 706 sqm approx



4 Magna Ct MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

Price: \$1,177,000 Method: Auction Sale Date: 20/05/2017

Rooms: 5

Property Type: House (Res) Land Size: 817 sqm approx

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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