

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	4/423 Waverley Road, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Single price \$648,000

Median sale price

Median price	\$865,000	Hou	ISC	Unit	Х	Su	uburb	Mount Waverley
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

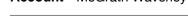
Comparable property sales (*Delete A or B below as applicable)

Α* 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 4/2-4 Munro Av MOUNT WAVERLEY 3149 \$655,000 17/11/2018 3/16 Therese Av MOUNT WAVERLEY 3149 24/11/2018 2 \$652,500 3 2/32 Lee Av MOUNT WAVERLEY 3149 \$650,000 15/01/2019

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.



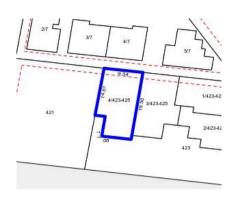






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McGrath





Agent Comments

Indicative Selling Price \$648,000 **Median Unit Price** December quarter 2018: \$865,000

Comparable Properties



4/2-4 Munro Av MOUNT WAVERLEY 3149

(REI/VG)

Price: \$655,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: Unit

Land Size: 162 sqm approx

Agent Comments



3/16 Therese Av MOUNT WAVERLEY 3149

(REI/VG)





Price: \$652,500 Method: Auction Sale Date: 24/11/2018

Rooms: -

Property Type: Unit

Land Size: 805 sqm approx

Agent Comments



2/32 Lee Av MOUNT WAVERLEY 3149 (REI)





Price: \$650,000 Method: Private Sale Date: 15/01/2019 Rooms: -

Property Type: Unit

Agent Comments

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





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