

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 NETHERCOTE DRIVE, MOUNT

4 3 2

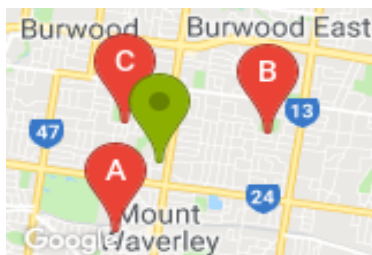
Indicative Selling Price

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

Price Range: **\$1,235,000 to \$1,355,000**

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (House)

\$1,210,000

01 April 2018 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



7 PALL MALL, MOUNT WAVERLEY, VIC 3149

4 2 2

Sale Price

****\$1,350,000**

Sale Date: 19/06/2018

Distance from Property: 1.2km



15 ESPERANCE RD, MOUNT WAVERLEY, VIC

4 2 2

Sale Price

****\$1,350,000**

Sale Date: 07/05/2018

Distance from Property: 1.5km



3 LEWIS ST, MOUNT WAVERLEY, VIC 3149

3 2 2

Sale Price

***\$1,352,008**

Sale Date: 23/06/2018

Distance from Property: 722m



This report has been compiled on 06/07/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 NETHERCOTE DRIVE, MOUNT WAVERLEY, VIC

Indicative selling price

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

Price Range:

\$1,235,000 to \$1,355,000

Median sale price

Median price

\$1,210,000

House

X

Unit


Suburb

MOUNT WAVERLEY

Period

01 April 2018 to 30 June 2018

Source



Comparable property sales

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
7 PALL MALL, MOUNT WAVERLEY, VIC 3149	**\$1,350,000	19/06/2018
15 ESPERANCE RD, MOUNT WAVERLEY, VIC 3149	**\$1,350,000	07/05/2018
3 LEWIS ST, MOUNT WAVERLEY, VIC 3149	*\$1,352,008	23/06/2018