

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 Including suburb and postcode 15 Gross Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,456,000 House X 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.

	Address of comparable property	Price	Date of sale
1	5 Wadham Pde MOUNT WAVERLEY 3149	\$1,561,888	09/06/2017
2	4 Hillside Rd MOUNT WAVERLEY 3149	\$1,470,000	26/08/2017
3	8 Seaview St MOUNT WAVERLEY 3149	\$1,460,000	14/04/2017

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.



Rooms: 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



5 Wadham Pde MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,561,888

Method: Private Sale

Date: 09/06/2017

Rooms: 10

Property Type: House



4 Hillside Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,470,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 7

Property Type: House (Res)



8 Seaview St MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**



Price: \$1,460,000

Method: Private Sale

Date: 14/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 725 sqm approx