

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2 Arnold 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	\$1,250,000	&	\$1,375,000

Median sale price

Median price	\$1,280,000	Hou	ise X	Unit		Su	ıburb	Mount Waverley
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

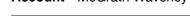
Comparable property sales (*Delete A or B below as applicable)

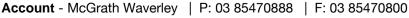
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	51 Park La MOUNT WAVERLEY 3149	\$1,340,000	25/05/2019
2	55 Alvie Rd MOUNT WAVERLEY 3149	\$1,300,000	30/05/2019
3	5 Malcolm Ct MOUNT WAVERLEY 3149	\$1,231,000	17/04/2019

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.









McGrath







Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 **Median House Price** Year ending March 2019: \$1,280,000

Comparable Properties



51 Park La MOUNT WAVERLEY 3149 (REI)

-3



€ 2

Price: \$1.340.000 Method: Auction Sale Date: 25/05/2019 Rooms: 5

Property Type: House (Res) Land Size: 889 sqm approx

Agent Comments



55 Alvie Rd MOUNT WAVERLEY 3149 (REI)

= 3





Price: \$1,300,000 Method: Private Sale

Date: 30/05/2019 Rooms: -

Property Type: House Land Size: 802 sqm approx **Agent Comments**



5 Malcolm Ct MOUNT WAVERLEY 3149 (REI)





Price: \$1,231,000

Method: Sold Before Auction

Date: 17/04/2019

Rooms: -

Property Type: House (Res) Land Size: 734 sqm approx

Agent Comments

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

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