

03 8547 0888 0425 854 981

Statement of Information

petersinclair@mcgrath.com.au

Date of sale

Generated: 05/09/2019 17:00

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	40 Irving Street, 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 \$1,450,000

Median sale price

Median price	\$1,216,622	Ηοι	ıse X	Unit		Suburb	Mount Waverley
Period - From	05/09/2018	to	04/09/2019		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.

Address of comparable property

	and on the man of property		Dato 0: 00:0
1	10 Virginia St MOUNT WAVERLEY 3149	\$1,480,000	08/06/2019
2	56 Virginia St MOUNT WAVERLEY 3149	\$1,440,000	06/04/2019
3	5 Hakea Ct MOUNT WAVERLEY 3149	\$1,417,000	15/06/2019

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.

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



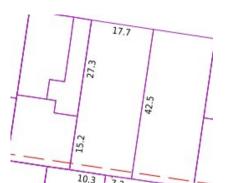


Price

McGrath

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Indicative Selling Price \$1,450,000 Median House Price 05/09/2018 - 04/09/2019: \$1,216,622



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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 754 sqm approx

Agent Comments

Comparable Properties



10 Virginia St MOUNT WAVERLEY 3149 (REI/VG)







Price: \$1,480,000 **Method:** Auction Sale **Date:** 08/06/2019

Rooms: 6

Property Type: House (Res) Land Size: 819 sqm approx

Agent Comments



56 Virginia St MOUNT WAVERLEY 3149

(REI/VG)







Price: \$1,440,000 **Method:** Auction Sale **Date:** 06/04/2019

Rooms: -

Property Type: House Land Size: 712 sqm approx **Agent Comments**



5 Hakea Ct MOUNT WAVERLEY 3149 (REI)

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Agent Comments

Price: \$1,417,000 **Method:** Auction Sale **Date:** 15/06/2019

Rooms: -

Property Type: House (Res) **Land Size:** 732 sqm approx

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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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