

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

40 Irving Street, Mount Waverley Vic 3149

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

House

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	Price	Date of sale
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.

40 Irving Street, Mount Waverley Vic 3149

McGrath

Peter Sinclair

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Indicative Selling Price

\$1,450,000

Median House Price

05/09/2018 - 04/09/2019: \$1,216,622



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 754 sqm approx

Agent Comments

Comparable Properties



10 Virginia St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,480,000

Method: Auction Sale

Date: 08/06/2019

Rooms: 6

Property Type: House (Res)

Land Size: 819 sqm approx



56 Virginia St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House

Land Size: 712 sqm approx



5 Hakea Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,417,000

Method: Auction Sale

Date: 15/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx