

William Li 03 8547 0888 0411 031 120 williamli@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	4 Wilga 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 \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,218,000	Hou	ise X	Unit		Su	ıburb	Mount Waverley
Period - From	01/04/2019	to	30/06/2019		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 5 Hakea Ct MOUNT WAVERLEY 3149 \$1,417,000 15/06/2019 2 18 Rhonda St MOUNT WAVERLEY 3149 \$1,322,000 20/07/2019

OR

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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.

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3 Toolang Ct MOUNT WAVERLEY 3149





\$1,300,000

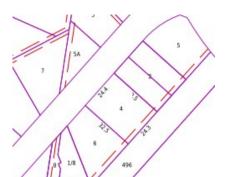
25/06/2019

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Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** June guarter 2019: \$1,218,000



= 3

Rooms:

Property Type: House Land Size: 793 sqm approx

Agent Comments

Comparable Properties



5 Hakea Ct MOUNT WAVERLEY 3149 (REI)

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

Rooms: -

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

18 Rhonda St MOUNT WAVERLEY 3149 (REI)

-3



Price: \$1,322,000 Method: Auction Sale Date: 20/07/2019

Rooms: -

Property Type: House Land Size: 746 sqm approx

3 Toolang Ct MOUNT WAVERLEY 3149 (VG)





Price: \$1,300,000 Method: Sale Date: 25/06/2019 Rooms: -

Property Type: House (Res) Land Size: 734 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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Agent Comments

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