

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	27 Dean Avenue, 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	\$1,233,000	Hou	ıse X	Unit		S	Suburb	Mount Waverley
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

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

Α* 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 1 393 Waverley Rd MOUNT WAVERLEY 3149 \$1,400,800 11/12/2018 133 Lawrence Rd MOUNT WAVERLEY 3149 2 \$1,360,000 16/02/2019

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.

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

14 Rosaline Av MOUNT WAVERLEY 3149



13/04/2019





\$1,316,000

McGrath





Property Type: House Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price March quarter 2019: \$1,233,000

Comparable Properties



393 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

(REI/VG)

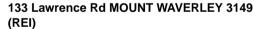
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Price: \$1,400,800 **Method:** Private Sale **Date:** 11/12/2018

Rooms: -

Property Type: House (Res) **Land Size:** 745 sqm approx

Agent Comments



(KEI)

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Price: \$1,360,000 **Method:** Auction Sale **Date:** 16/02/2019

Rooms: -

Property Type: House (Res) **Land Size:** 699 sqm approx

Agent Comments



14 Rosaline Av MOUNT WAVERLEY 3149 (REI) Agent Comments

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Price: \$1,316,000 **Method:** Auction Sale **Date:** 13/04/2019

Rooms: -

Property Type: House (Res) **Land Size:** 691 sqm approx

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





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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