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	22 Pinewood Drive, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

&	\$1,550,000
	&

Median sale price

Median price	\$1,218,000	Hou	ıse X	Unit		;	Suburb	Mount Waverley
Period - From	01/04/2019	to	30/06/2019		Source	REIV		

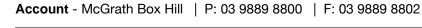
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	27 Dean Av MOUNT WAVERLEY 3149	\$1,510,000	01/06/2019
2	9 Francis St MOUNT WAVERLEY 3149	\$1,500,000	23/03/2019
3	21 Greenways Rd GLEN WAVERLEY 3150	\$1,450,000	27/07/2019

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.

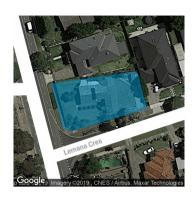






Generated: 20/08/2019 17:52

McGrath





Rooms:

Property Type: House (Detached) Land Size: 761 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** June quarter 2019: \$1,218,000

Comparable Properties



27 Dean Av MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,510,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res) Land Size: 758 sqm approx



9 Francis St MOUNT WAVERLEY 3149

(REI/VG)







Price: \$1.500.000 Method: Auction Sale Date: 23/03/2019

Rooms: 5

Property Type: House (Res) Land Size: 755 sqm approx

Agent Comments

Agent Comments

21 Greenways Rd GLEN WAVERLEY 3150 (REI)







Price: \$1,450,000 Method: Auction Sale Date: 27/07/2019

Rooms: 5

Property Type: House (Res) Land Size: 740 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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.

Generated: 20/08/2019 17:52