## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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### Median sale price

Median price	\$1,560,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/01/2022	to	31/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	3 Hustler Ct MOUNT WAVERLEY 3149	\$1,383,000	11/02/2023
2	5 Torbreck St GLEN WAVERLEY 3150	\$1,360,000	19/11/2022
3			

#### 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.

This Statement of Information was prepared on:	21/03/2023 09:37



Date of sale

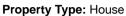
# **McGrath**

Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median House Price** 

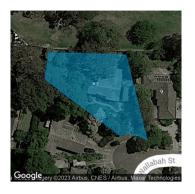
Year ending December 2022: \$1,560,000



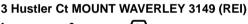


Land Size: 1128sqm sqm approx

**Agent Comments** 



# Comparable Properties



Price: \$1,383,000 Method: Auction Sale Date: 11/02/2023

Property Type: House (Res) Land Size: 1073 sqm approx



**Agent Comments** 



5 Torbreck St GLEN WAVERLEY 3150 (REI/VG) Agent Comments

Price: \$1,360,000 Method: Auction Sale Date: 19/11/2022

Property Type: House (Res) Land Size: 653 sqm approx

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 Box Hill | P: 03 9889 8800 | F: 03 9889 8802



