

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Including suburb and	21 Carrol Grove, Mount Waverley Vic 3149
postcode	

Indicative selling price

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

Range between	\$820,000	&	\$900,000
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Median sale price

Median price	\$1,215,000	Hou	ıse X	Unit			Suburb	Mount Waverley
Period - From	01/10/2018	to	31/12/2018		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

Au	diess of comparable property	1 1100	Date of Sale
1	21 Curtis Av MOUNT WAVERLEY 3149	\$972,222	12/02/2019
2	155 Power Av CHADSTONE 3148	\$866,000	01/12/2018
3	624 Huntingdale Rd MOUNT WAVERLEY 3149	\$820,000	21/12/2018

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.

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

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Date of sale





Price

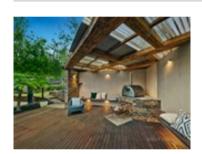
McGrath





Indicative Selling Price \$820,000 - \$900,000 Median House Price December quarter 2018: \$1,215,000

Comparable Properties



21 Curtis Av MOUNT WAVERLEY 3149 (REI)

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Price: \$972,222 **Method**: Private Sale **Date**: 12/02/2019

Rooms: -

Property Type: House **Land Size:** 725 sqm approx

155 Power Av CHADSTONE 3148 (REI/VG)

-2



Price: \$866,000 Method: Auction Sale Date: 01/12/2018

Rooms: 4

Property Type: House (Res) **Land Size:** 604 sqm approx

624 Huntingdale Rd MOUNT WAVERLEY 3149 Agent Comments

(REI/VG)

:





Price: \$820,000 Method: Private Sale Date: 21/12/2018

Rooms: 5

Property Type: House **Land Size:** 650 sqm approx

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Agent Comments

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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.