

# 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  
Including suburb and  
postcode

7 Hayfield Road, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,550,000

### Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2020

to

31/03/2021

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	27 Gordon Rd MOUNT WAVERLEY 3149	\$1,591,500	19/12/2020
2	32 Sunhill Rd MOUNT WAVERLEY 3149	\$1,570,000	12/11/2020
3	2 Penleigh Ct MOUNT WAVERLEY 3149	\$1,560,000	10/04/2021

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:

17/04/2021 19:17

7 Hayfield Road, Mount Waverley Vic 3149

**McGrath**

Ellie Gong  
9889 8800  
0430 434 567  
elliegong@mcgrath.com.au

**Indicative Selling Price**

\$1,550,000

**Median House Price**

Year ending March 2021: \$1,370,000



4 1 2

**Property Type:** House

Agent Comments

## Comparable Properties



**27 Gordon Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$1,591,500

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 674 sqm approx



**32 Sunhill Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4 2 3

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 12/11/2020

**Property Type:** House (Res)

**Land Size:** 859 sqm approx



**2 Penleigh Ct MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4 2 2

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** House (Res)

**Land Size:** 767 sqm approx

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