

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property Offered for sale

Address
Including suburb and
locality and postcode

61 Cratloe Road, Mount Waverley

Indicative selling price

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

Range Between

\$1,350,000

&

\$1,400,000

Median Sale Price

Median price

\$1,484,000

House

X

Suburb
or locality

Mount Waverley

Period - From

30/04/2018

to

30/04/2018

Source

Other

Comparable property sales

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. 56 Alice Street, Mount Waverley	\$1,378,000	19/03/2018
2. 2 Madison Court, Mount Waverley	\$1,570,000	03/03/2018
3. 20 Leyland Road, Mount Waverley	\$1,461,500	20/11/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable 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.

Statement of Information



Sections 47AF of the Estate Agents Act 1980



61 Cratloe Road, Mount Waverley

4 2 1

Indicative selling price: Contact Agent

Bed Bath Car

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

Mount waverley

Median House Price: \$1,484,000

Period From: 30/04/2018

Source: Other

Median Unit Price:

Period to: 30/04/2018

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
56 Alice Street, Mount Waverley	House	4	1	1	\$1,378,000	19/03/2018	
2 Madison Court, Mount Waverley	House	3	1	2	\$1,570,000	03/03/2018	0 sqm
20 Leyland Road, Mount Waverley	House	4	2	1	\$1,461,500	20/11/2017	

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Prepared on 04 June 2018

Agent Details

Peter Nicolls

0418 311 048

peternicolls@krpeters.com.au