

STEVE MAROLDA

03 9560 2344

0407 313 558

smarolda@barryplant.com.au

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

March quarter 2017: \$1,390,000



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 429

Agent Comments

Comparable Properties



2/2 St Cloud Ct MOUNT WAVERLEY 3149 (REI) Agent Comments

 3  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size:



2/38 Halliday St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 4  2  2

Price: \$1,150,000

Method: Private Sale

Date: 27/11/2016

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 265 sqm



2/5 Kingsley Gr MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 5  4  2

Price: \$1,121,600

Method: Private Sale

Date: 14/11/2016

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 283 sqm

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 52 Charlton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,390,000

House X

Suburb Mount Waverley

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/2 St Cloud Ct MOUNT WAVERLEY 3149	\$1,160,000	04/03/2017
2/38 Halliday St MOUNT WAVERLEY 3149	\$1,150,000	27/11/2016
2/5 Kingsley Gr MOUNT WAVERLEY 3149	\$1,121,600	14/11/2016