



Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price March quarter 2017: \$1,390,000



= 3 **=** 2 **=** 3

Rooms:

Property Type: House (Res)

Land Size: 429 Agent Comments

Comparable Properties



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

3





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)







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)

-5





Price: \$1,121,600 **Method:** Private Sale **Date:** 14/11/2016

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 283 sqm

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



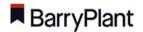


Generated: 04/05/2017 12:27

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.

Agent Comments

Agent Comments



STEVE MAROLDA 03 9560 2344 0407 313 558 smarolda@barryplant.com.au

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	52 Charlton Street, Mount Waverley Vic 3149
Including suburb and	·
postcode	

Indicative selling price

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

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

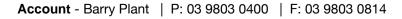
Median sale price

Median price	\$1,390,000	Н	ouse X	Sı	ıburb	Mount Waverley
Period - From	01/01/2017	to	31/03/2017	Source	REI	′

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







Generated: 04/05/2017 12:27