

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	2/46 Wilga Street, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$950,000	Hou	se	Unit	Х		Suburb	Mount Waverley
Period - From	01/04/2019	to	30/06/2019		Source	REIV		

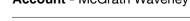
Comparable property sales (*Delete A or B below as applicable)

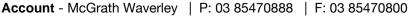
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property **Price** Date of sale 1 11b Forster Rd MOUNT WAVERLEY 3149 \$1,052,000 17/05/2019 2 \$1,028,000 29/06/2019 1/514 Waverley Rd MOUNT WAVERLEY 3149 3 2/10 Wallabah St MOUNT WAVERLEY 3149 \$990,000 09/03/2019

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.



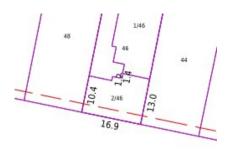








McGrath





Rooms

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price June quarter 2019: \$950,000

Comparable Properties



11b Forster Rd MOUNT WAVERLEY 3149 (REI/VG)

REI/VG)

- 2

2

Price: \$1,052,000 Method: Private Sale Date: 17/05/2019

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 321 sqm approx

Agent Comments



1/514 Waverley Rd MOUNT WAVERLEY 3149

(REI)

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Price: \$1,028,000 Method: Auction Sale Date: 29/06/2019

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments



2/10 Wallabah St MOUNT WAVERLEY 3149

(REI/VG)

=3





Price: \$990,000 **Method:** Private Sale **Date:** 09/03/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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





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