

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

5 Merton Close, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/10/2021

to

31/12/2021

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	60 St Albans St MOUNT WAVERLEY 3149	\$1,650,000	20/11/2021
2	5 Corowa Ct MOUNT WAVERLEY 3149	\$1,620,000	18/12/2021
3	3 Heleus Ct MOUNT WAVERLEY 3149	\$1,530,000	11/12/2021

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:

02/02/2022 11:22

5 Merton Close, Mount Waverley Vic 3149

McGrath

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



4 2 2

Property Type: House (Res)
Land Size: 1090 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
December quarter 2021: \$1,625,000

Comparable Properties



60 St Albans St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 787 sqm approx

5 Corowa Ct MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 1 2

Price: \$1,620,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 785 sqm approx



3 Heleus Ct MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 705 sqm approx

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



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