

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	9 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	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$1,431,000	Hou	ise X	Unit		Subi	Mount Waverley
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

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

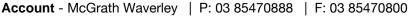
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Mayfield Dr MOUNT WAVERLEY 3149	\$1,125,000	08/10/2018
2	3 Griffiths Ct MOUNT WAVERLEY 3149	\$1,065,000	08/09/2018
3	12 Sadie St MOUNT WAVERLEY 3149	\$1,025,000	10/07/2018

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: House Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June guarter 2018: \$1,431,000

Comparable Properties



2 Mayfield Dr MOUNT WAVERLEY 3149 (REI)

--3

Price: \$1,125,000 Method: Private Sale Date: 08/10/2018 Rooms: 4

Property Type: House Land Size: 772 sqm approx Agent Comments

3 Griffiths Ct MOUNT WAVERLEY 3149 (REI)

9 3



Price: \$1,065,000 Method: Auction Sale Date: 08/09/2018

Rooms: -

Property Type: House (Res) Land Size: 761 sqm approx **Agent Comments**

12 Sadie St MOUNT WAVERLEY 3149 (REI)





Price: \$1,025,000

Method: Sold Before Auction

Date: 10/07/2018

Rooms: -

Property Type: House (Res) Land Size: 837 sqm approx **Agent Comments**

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