

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	13 Francis 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	\$1,700,000	&	\$1,800,000

Median sale price

Median price	\$1,470,000	Hou	ise X	Unit		Sı	uburb	Mount Waverley
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

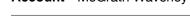
Comparable property sales (*Delete A or B below as applicable)

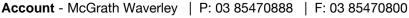
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property **Price** Date of sale 1 14 Wingate Av MOUNT WAVERLEY 3149 \$1,820,000 07/10/2017 2 35 Waimarie Dr MOUNT WAVERLEY 3149 \$1,800,000 15/09/2017 3 13 Shirley Av GLEN WAVERLEY 3150 \$1,746,000 02/12/2017

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





Property Type: House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 **Median House Price** December guarter 2017: \$1,470,000

Comparable Properties

14 Wingate Av MOUNT WAVERLEY 3149

(REI/VG)







Price: \$1,820,000

Method: Sold Before Auction

Date: 07/10/2017

Rooms: -

Property Type: House (Res) Land Size: 919 sqm approx

Agent Comments



35 Waimarie Dr MOUNT WAVERLEY 3149

(REI/VG)







Price: \$1,800,000

Method: Sold Before Auction

Date: 15/09/2017

Rooms: 7

Property Type: House

Land Size: 1392 sqm approx



13 Shirley Av GLEN WAVERLEY 3150 (REI)





Price: \$1,746,000 Method: Auction Sale Date: 02/12/2017

Rooms: 11

Property Type: House (Res) Land Size: 799 sqm approx **Agent Comments**

Agent Comments

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





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