

Sophia Kupraiou 03 8547 0888 0400 799 972 sophiakupraiou@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	13 Nagara Court, 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	\$2,100,000	&	\$2,200,000

Median sale price

Median price	\$1,441,000	Ηοι	ıse	Х	Unit			Suburb	Mount Waverley
Period - From	01/07/2017	to	30/	/09/2017		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	47 Bunker Cr GLEN WAVERLEY 3150	\$2,300,000	27/06/2017
2	50 Therese Av MOUNT WAVERLEY 3149	\$2,250,000	28/04/2017
3	4 Trevor Ct MOUNT WAVERLEY 3149	\$2,105,000	13/05/2017

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.

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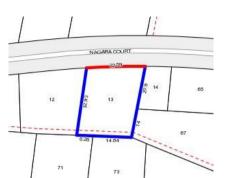


McGrath

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Indicative Selling Price \$2,100,000 - \$2,200,000 Median House Price September quarter 2017: \$1,441,000



Rooms: 2 2

Property Type: House Land Size: 737 sqm approx

Agent Comments

Comparable Properties



47 Bunker Cr GLEN WAVERLEY 3150 (REI/VG) Agent Comments

4 5



6 2

Price: \$2,300,000 Method: Private Sale Date: 27/06/2017 Rooms: 10

Property Type: House (Res) **Land Size:** 674 sqm approx



50 Therese Av MOUNT WAVERLEY 3149

(REI/VG)





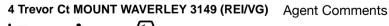




Price: \$2,250,000 **Method:** Private Sale **Date:** 28/04/2017

Rooms: 6

Property Type: House Land Size: 650 sqm approx **Agent Comments**





Price: \$2,105,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House **Land Size:** 653 sqm approx

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