

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

13 Nagara Court, Mount Waverley Vic 3149

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

House

X

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.

Address 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.

13 Nagara Court, Mount Waverley Vic 3149

McGrath

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

September quarter 2017: \$1,441,000



4 2 2

Rooms:

Property Type: House

Land Size: 737 sqm approx

Agent Comments

Comparable Properties



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

5 4 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)

Agent Comments

5 3 2

Price: \$2,250,000

Method: Private Sale

Date: 28/04/2017

Rooms: 6

Property Type: House

Land Size: 650 sqm approx



4 Trevor Ct MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

4 4 2

Price: \$2,105,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House

Land Size: 653 sqm approx