

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

7/31-33 Malcolm Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,530,000

&

\$1,680,000

Median sale price

Median price \$1,002,111

Property Type Unit

Suburb Mount Waverley

Period - From 01/10/2019

to 30/09/2020

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	15b Russell Cr MOUNT WAVERLEY 3149	\$1,530,000	20/10/2020
2	1/2 Holskamp St MOUNT WAVERLEY 3149	\$1,525,000	31/10/2020
3	2/2 Holskamp St MOUNT WAVERLEY 3149	\$1,480,000	31/10/2020

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:

17/12/2020 12:12

7/31-33 Malcolm Court, Mount Waverley Vic 3149

McGrath

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



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,530,000 - \$1,680,000
Median Unit Price
Year ending September 2020: \$1,002,111

Comparable Properties



15b Russell Cr MOUNT WAVERLEY 3149 (REI) **Agent Comments**

5 3 2

Price: \$1,530,000
Method: Sold Before Auction
Date: 20/10/2020
Property Type: Townhouse (Single)



1/2 Holskamp St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 3 2

Price: \$1,525,000
Method: Auction Sale
Date: 31/10/2020
Property Type: Townhouse (Res)



2/2 Holskamp St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 3 2

Price: \$1,480,000
Method: Auction Sale
Date: 31/10/2020
Property Type: Townhouse (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.