

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	1/17 Joy 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	\$1,250,000	&	\$1,375,000

Median sale price

Median price	\$950,000	Hou	se	Unit	Х		Suburb	Mount Waverley
Period - From	01/04/2019	to	30/06/2019		Source	REIV		

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

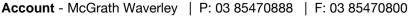
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

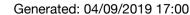
Add	dress of comparable property	Price	Date of sale
1	1/4 Meteor St MOUNT WAVERLEY 3149	\$1,477,000	10/08/2019
2	34 Hilton St MOUNT WAVERLEY 3149	\$1,320,000	22/06/2019
3	2/39 Delmore Cr GLEN WAVERLEY 3150	\$1,318,000	20/08/2019

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: Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 **Median Unit Price** June quarter 2019: \$950,000

Comparable Properties



1/4 Meteor St MOUNT WAVERLEY 3149 (REI)

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Agent Comments OFF THE PLAN SALE

Price: \$1,477,000 Method: Private Sale Date: 10/08/2019 Rooms: 6

Property Type: Townhouse (Single)



34 Hilton St MOUNT WAVERLEY 3149 (REI)





Agent Comments

Price: \$1,320,000 Method: Private Sale Date: 22/06/2019

Rooms: -

Property Type: Townhouse (Single) Land Size: 334 sqm approx

2/39 Delmore Cr GLEN WAVERLEY 3150 (REI) Agent Comments

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Price: \$1.318.000

Method: Sold Before Auction

Date: 20/08/2019

Rooms: -

Property Type: Townhouse (Res)

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





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