

1/2 Gwynne Street, Mount Waverley Vic 3149

McGrath

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2017: \$905,000



 2  1  1

Rooms:

Property Type: Townhouse (Res)

Land Size: 296 sqm

Agent Comments

Comparable Properties



1/1 Winbourne Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$665,000

Method: Private Sale

Date: 20/03/2017

Rooms: 3

Property Type: Unit



2/1 Winbourne Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 6

Property Type: Unit



6/122 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 2  1  2

Price: \$596,000

Method: Auction Sale

Date: 03/12/2016

Rooms: -

Property Type: Unit

Land Size: 197 sqm

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

Generated: 05/05/2017 12:15



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.

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

1/2 Gwynne Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$905,000

Unit

X

Suburb

Mount Waverley

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/1 Winbourne Rd MOUNT WAVERLEY 3149	\$665,000	20/03/2017
2/1 Winbourne Rd MOUNT WAVERLEY 3149	\$630,000	10/12/2016
6/122 Stephensons Rd MOUNT WAVERLEY 3149	\$596,000	03/12/2016