## **McGrath**





Rooms:

Property Type: Unit

Land Size: 402 sqm approx

Agent Comments

**Indicative Selling Price** \$950,000 - \$1,030,000 **Median Unit Price** March guarter 2017: \$961,000

### Comparable Properties



1/9 Cheviot Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

**-**3



Price: \$1,055,000

Method: Sold Before Auction

Date: 25/05/2017

Rooms: -

Property Type: Unit



2/36 Swayfield Rd MOUNT WAVERLEY 3149

(REI)

**--**3





Price: \$1,011,000 Method: Auction Sale Date: 03/06/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 297 sqm approx



1/43 Windsor Av MOUNT WAVERLEY 3149

(REI)

**=** 3





Price: \$950,000

Method: Sold Before Auction

Date: 15/06/2017

Rooms: -

Property Type: Unit

Land Size: 425 sqm approx

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





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.

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Agent Comments

**Agent Comments** 



#### 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	12 Holskamp Street, Mount Waverley Vic 3149

#### Indicative selling price

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

Range between	\$950,000	&	\$1,030,000
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#### Median sale price

Median price	\$961,000		Unit X	Suburb Mount Waverley
Period - From	01/01/2017	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
1/9 Cheviot Rd MOUNT WAVERLEY 3149	\$1,055,000	25/05/2017
2/36 Swayfield Rd MOUNT WAVERLEY 3149	\$1,011,000	03/06/2017
1/43 Windsor Av MOUNT WAVERLEY 3149	\$950,000	15/06/2017



