



3 2 2

Rooms:
Property Type: Unit
Land Size: 402 sqm approx
Agent Comments

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

Comparable Properties



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

3 1 2

Price: \$1,055,000
Method: Sold Before Auction
Date: 25/05/2017
Rooms: -
Property Type: Unit



2/36 Swayfield Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 2 2

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) **Agent Comments**

3 1 1

Price: \$950,000
Method: Sold Before Auction
Date: 15/06/2017
Rooms: -
Property Type: Unit
Land Size: 425 sqm approx

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

Range between \$950,000 & \$1,030,000

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 |