

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 7 McLeod Place, Mount Waverley 3149

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,400,000 & \$1,540,000

## Median sale price

Median price \$1,321,000 Property type House Suburb Mount Waverley

Period - From 01/07/2019 to 30/09/2019 Source R.E.I.V

## Comparable property sales

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 |
|---------------------------------------|-------------|--------------|
| 19 Hilton Street, Mount Waverley 3149 | \$1,532,000 | 21/09/2019   |
| 21 Gordon Road, Mount Waverley 3149   | \$1,415,000 | 22/08/2019   |
| 40 Irving Street, Mount Waverley 3149 | \$1,450,000 | 06/09/2019   |

This Statement of Information was prepared on: 22/10/2019