

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	2/32 Bizley 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	\$900,000	&	\$990,000
			i

Median sale price

Median price	\$934,500	Hou	se	Unit	Х		Suburb	Mount Waverley
Period - From	01/10/2016	to	30/09/2017		Source	REIV		

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

Α* 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.

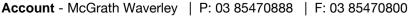
Address of comparable property

	are on the report of		
1	4/70-72 Larch Cr MOUNT WAVERLEY 3149	\$1,050,000	02/12/2017
2	2/10 Sagan Ct GLEN WAVERLEY 3150	\$900,000	11/11/2017
3	1/37 Bennett Av MOUNT WAVERLEY 3149	\$900,000	12/08/2017

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.





Date of sale





Price

McGrath





Rooms:

Property Type: Townhouse/Unit Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median Unit Price**

Year ending September 2017: \$934,500

Comparable Properties



4/70-72 Larch Cr MOUNT WAVERLEY 3149

(REI)



6

Price: \$1,050,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments



2/10 Sagan Ct GLEN WAVERLEY 3150

(REI/VG)

-3





Price: \$900,000 Method: Auction Sale Date: 11/11/2017

Rooms: 4

Property Type: Unit

Land Size: 237 sqm approx

1/37 Bennett Av MOUNT WAVERLEY 3149

(REI)

= 3



Price: \$900.000 Method: Auction Sale

Rooms: 6

Date: 12/08/2017

Property Type: Townhouse (Res)

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





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