McGrath

Ian van Eijk 03 9877 1277 0402 077 817 ianvaneijk@mcgrath.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price**

March quarter 2017: \$1,390,000





Comparable Properties



14 Sunhill Rd MOUNT WAVERLEY 3149 (REI)

Price: \$1,388,000 Method: Auction Sale Date: 17/12/2016 Rooms: 5

Property Type: House (Res) Land Size: 733 sqm



31 Hillview Av MOUNT WAVERLEY 3149 (REI) Agent Comments

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Price: \$1,391,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm



18 Brolga St MOUNT WAVERLEY 3149 (REI)

Price: \$1,530,000 Method: Auction Sale Date: 20/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 720 sqm





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Agent Comments

Agent Comments

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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	5 Armstrong 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	\$1,400,000	&	\$1,500,000

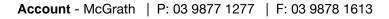
Median sale price

Median price \$1	,390,000	House	Х	Su	burb	Mount Waverley
Period - From 01.	/01/2017 to	31/03	3/2017	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
14 Sunhill Rd MOUNT WAVERLEY 3149	\$1,388,000	17/12/2016
31 Hillview Av MOUNT WAVERLEY 3149	\$1,391,000	29/04/2017
18 Brolga St MOUNT WAVERLEY 3149	\$1,530,000	20/05/2017







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