

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/11 Anthony Drive, 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	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$934,500	Hou	ISC	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)

A* 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.

Ad	dress of comparable property	Price	Date of sale
1	2/58 St Albans St MOUNT WAVERLEY 3149	\$1,180,000	23/06/2017
2	1/4 Gnarwin St MOUNT WAVERLEY 3149	\$1,125,000	09/08/2017
3	2/7 Toombah St MOUNT WAVERLEY 3149	\$1,020,000	02/07/2017

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.

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





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> **Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median Unit Price**

Year ending September 2017: \$934,500

Rooms:

Property Type: Townhouse

Agent Comments

Brand new 4 bedroom 2 bathroom townhouse offering 2 living areas and double

garage. Within the MWSC Zone.



Comparable Properties



2/58 St Albans St MOUNT WAVERLEY 3149 (REI/VG)

3 2

Price: \$1,180,000

Method: Sold Before Auction

Date: 23/06/2017 Rooms: 5

Property Type: Townhouse (Res)

1/4 Gnarwin St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,125,000 Method: Private Sale Date: 09/08/2017

Rooms: 7

Property Type: Townhouse (Res) Land Size: 307 sqm approx

2/7 Toombah St MOUNT WAVERLEY 3149

(REI/VG)



Price: \$1,020,000 Method: Private Sale Date: 02/07/2017

Rooms: -

Property Type: Townhouse (Res)

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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

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