

Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

> **Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** March quarter 2017: \$1,390,000





Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 449 sqm **Agent Comments**

Neat weatherboard home comprising 3 bedrooms, 1 bathroom, 1 living zone and car accommodation for 2 cars. On a corner allotment of 449m2 approx.

Agent Comments

Comparable Properties



MAUREEN STREET

1/3 Emerald St MOUNT WAVERLEY 3149 (REI) Agent Comments

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Price: \$870,000 Method: Auction Sale Date: 08/04/2017 Rooms: 5

Property Type: Unit Land Size: 340 sqm



2/28 Hayfield Rd MOUNT WAVERLEY 3149

(REI/VG)





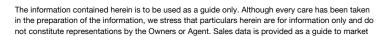
Price: \$840.000 Method: Auction Sale Date: 03/12/2016

Rooms: -

Property Type: Unit Land Size: 417 sqm

There are fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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 Including suburb and postcode 11 Maureen Street, Mount Waverley Vic 3149			averley Vic 3149
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between	n \$800,000	&	\$880,000
Median sale price			
Median price	\$1,390,000	House X	Suburb Mount Waverley
Period - From	01/01/2017	to 31/03/2017	Source REIV

Comparable property sales

There are fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



