



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.

Comparable Properties



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



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) **Agent Comments**



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.

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$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.