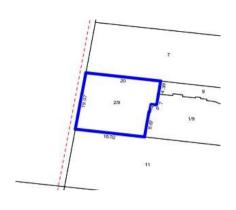
## **McGrath**



2 2 2

Rooms:

Property Type: Unit Land Size: 365 sqm Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price Year ending March 2017: \$905,000

### Comparable Properties



2/2 Halliday St MOUNT WAVERLEY 3149 (REI) Agent Comments

•= 4



**6** 2

**Price:** \$1,280,000 **Method:** Auction Sale **Date:** 20/05/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 308 sqm



3/10 Dorgan St MOUNT WAVERLEY 3149

(REI/VG)







Price: \$1,248,000 Method: Private Sale Date: 20/02/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 216 sqm

Agent Comments





**4** 3





**Price:** \$1,230,000 **Method:** Auction Sale **Date:** 27/05/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 429 sqm

Agent comments

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





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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

	2/9 Mummery 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	\$1,200,000	&	\$1,300,000

#### Median sale price

Median price	\$905,000		Unit X	Su	ıburb	Mount Waverley
Period - From	01/04/2016	to	31/03/2017	Source	REIV	1

#### 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
2/2 Halliday St MOUNT WAVERLEY 3149	\$1,280,000	20/05/2017
3/10 Dorgan St MOUNT WAVERLEY 3149	\$1,248,000	20/02/2017
52 Charlton St MOUNT WAVERLEY 3149	\$1,230,000	27/05/2017



