



Rooms:
Property Type: House
Land Size: 402 sqm
Agent Comments

Single level 3 bedroom, 2 bathroom home. 402 Sqm in blue chip location

Comparable Properties



2/36 Swayfield Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,011,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 297 sqm



1/1 Beal St MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$943,000
Method: Sale
Date: 30/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 493 sqm



27 Windsor Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 5
Property Type: Unit
Land Size: 436 sqm

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 12 Holskamp Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$961,000 Unit X Suburb Mount Waverley

Period - From 01/01/2017 to 31/03/2017 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
2/36 Swayfield Rd MOUNT WAVERLEY 3149	\$1,011,000	03/06/2017
1/1 Beal St MOUNT WAVERLEY 3149	\$943,000	30/12/2016
27 Windsor Av MOUNT WAVERLEY 3149	\$925,000	20/05/2017