



**Rooms:** 6

**Property Type:** House

**Land Size:** 704 sqm approx

**Agent Comments**

Original family home comprising 3 bedrooms, 1 bathroom, 2 living zones and DLUG. Sitting on 704m2 (approx) and within the MWSCZ.

## Comparable Properties



**40 Waimarie Dr MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 780 sqm approx

**42 Waimarie Dr MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 23/06/2017

**Rooms:** -

**Property Type:** House (Res)



**1 Ophir Rd MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,638,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 760 sqm approx

**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 Pall Mall, Mount Waverley Vic 3149

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&amp;

\$1,760,000

**Median sale price**

Median price \$1,456,000

House X

Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017

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 |
|------------------------------------|-------------|--------------|
| 40 Waimarie Dr MOUNT WAVERLEY 3149 | \$1,730,000 | 27/05/2017   |
| 42 Waimarie Dr MOUNT WAVERLEY 3149 | \$1,700,000 | 23/06/2017   |
| 1 Ophir Rd MOUNT WAVERLEY 3149     | \$1,638,000 | 03/06/2017   |