

Paul Polychroniadis





Rooms: 6 Property Type: House Land Size: 704 sqm approx

03 8849 8088 0414 233 234 paulpolychroniadis@jelliscraig.com.au

**Indicative Selling Price** \$1,600,000 - \$1,760,000 **Median House Price** June quarter 2017: \$1,456,000

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

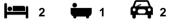
42 Waimarie Dr MOUNT WAVERLEY 3149 (REI) Agent Comments



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



Account - Jellis Craig | P: 03 88498088 | F: 03 98308180

propertydata

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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 12 Pall Mall, Mount Waverley Vic 3149 Including suburb and postcode

#### Indicative selling price

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



#### **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

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