

### 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

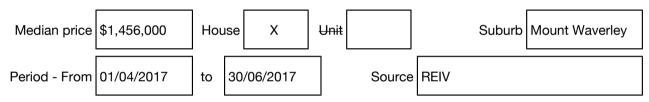
s | 4 Inverell Avenue, Mount Waverley Vic 3149 d e

#### Indicative selling price

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

Range between \$1,8	50,000	&	\$1,950,000
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#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	12 Clivejay St GLEN WAVERLEY 3150	\$1,960,000	08/02/2017
2	203 Lawrence Rd MOUNT WAVERLEY 3149	\$1,930,000	15/07/2017
3	48 Huntingtower Cr MOUNT WAVERLEY 3149	\$1,800,000	02/03/2017

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

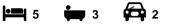
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 4 Inverell Avenue, Mount Waverley Vic 3149

# **McGrath**

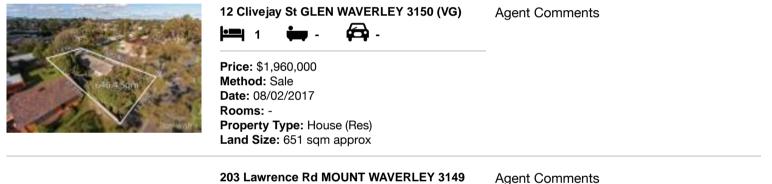




Rooms: Property Type: House Land Size: 725 sqm approx Agent Comments Sophia Kupraiou 03 8547 0888 0400 799 972 sophiakupraiou@mcgrath.com.au

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price June quarter 2017: \$1,456,000

## **Comparable Properties**



(REI)



Price: \$1,930,000 Method: Auction Sale Date: 15/07/2017 Rooms: -Property Type: House (Res) Land Size: 667 sqm approx



48 Huntingtower Cr MOUNT WAVERLEY 3149 Agent Comments (REI/VG)



Price: \$1,800,000 Method: Private Sale Date: 02/03/2017 Rooms: 7 Property Type: House (Res) Land Size: 556 sqm approx

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