McGrath
Con Lazogas
03 8547 0888
0417 303 556
conlazogas@mcgrath.com.au

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	6/2-4 Munro Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $660,000 & $690,000

Median sale price

Median price $895,000 ~~House~~ Unit X Suburb Mount Waverley

Period - From 01/07/2017 to 30/09/2017 Source REIV

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	1/2 Gwynne St MOUNT WAVERLEY 3149	$670,000	27/05/2017
2	1/364 High Street Rd MOUNT WAVERLEY 3149	$665,000	27/05/2017
3	1/20-22 Princetown Rd MOUNT WAVERLEY 3149	$660,000	30/05/2017

OR

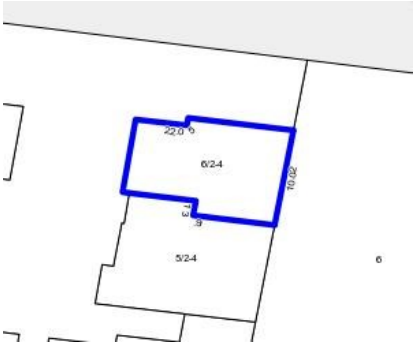
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

REIV propertydata.com.au

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.

6/2-4 Munro Avenue, Mount Waverley Vic 3149

McGrath
Con Lazogas
03 8547 0888
0417 303 556
conlazogas@mcgrath.com.au



2 1 1

Rooms:
Property Type: Unit

Agent Comments

Indicative Selling Price
$660,000 - $690,000
Median Unit Price
September quarter 2017: $895,000

Comparable Properties

1/2 Gwynne St MOUNT WAVERLEY 3149 (REI/VG)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: Unit
Land Size: 296 sqm approx

Agent Comments

1/364 High Street Rd MOUNT WAVERLEY 3149 (REI)

2 1 1

Price: $665,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: Unit

Agent Comments

1/20-22 Princetown Rd MOUNT WAVERLEY 3149 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 30/05/2017
Rooms: 5
Property Type: Unit

Agent Comments

REIV propertydata.com.au

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.