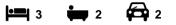
Mc**Grath** William I i





Rooms: Property Type: Townhouse Land Size: 326 sqm approx Agent Comments

0411 031 120 williamli@mcgrath.com.au **Indicative Selling Price** \$1,150,000 - \$1,250,000

03 8547 0888

Median House Price Year ending March 2017: \$1,301,000

Comparable Properties



52 Charlton St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,230,000 Method: Auction Sale Date: 27/05/2017 Rooms: 5 Property Type: Townhouse (Res) Land Size: 429 sqm approx

2/2 St Cloud Ct MOUNT WAVERLEY 3149 Agent Comments



1 3 **b** 2

(REI/VG)

Price: \$1,160,000 Method: Auction Sale Date: 04/03/2017 Rooms: 7 Property Type: Townhouse (Res) Land Size: 338 sqm approx



1/27 Carramar St CHADSTONE 3148 (REI)

Agent Comments

6 2 4 З

Price: \$1,160,000 Method: Auction Sale Date: 29/04/2017 Rooms: 5 Property Type: Townhouse (Res)

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

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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.







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 |44C Grenfell Road, Mount Waverley Vic 3149 d e

Indicative selling price

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

Range betweer	\$1,150,000		&	\$1,250,000		
Median sale pı	ice					
Median price	\$1,301,000	House	х	Sub	ourb	Mount Waverley
Period - From	01/04/2016	to 31/03	3/2017	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
52 Charlton St MOUNT WAVERLEY 3149	\$1,230,000	27/05/2017
2/2 St Cloud Ct MOUNT WAVERLEY 3149	\$1,160,000	04/03/2017
1/27 Carramar St CHADSTONE 3148	\$1,160,000	29/04/2017

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

propertydata

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