



3 2 2

Rooms:

Property Type: Townhouse

Land Size: 326 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2017: \$1,301,000

Comparable Properties



52 Charlton St MOUNT WAVERLEY 3149 (REI) Agent Comments

3 2 2

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 (REI/VG) Agent Comments

3 2 2

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

4 3 2

Price: \$1,160,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: Townhouse (Res)

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 44C Grenfell Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,301,000 House X Suburb Mount Waverley

Period - From 01/04/2016 to 31/03/2017 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