Mc**Grath**





Rooms: Property Type: House Land Size: 843 sqm Agent Comments Rupa Mane 03 9889 8800 0479 151 750 rupamane@mcgrath.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2017: \$1,151,000

Comparable Properties

	14 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG) 5 3 3 2 Price: \$1,550,003 Method: Private Sale Date: 10/12/2016 Rooms: 8 Property Type: House Land Size: 866 sqm	Agent Comments
Barry Part	1 Thompson St GLEN WAVERLEY 3150 (REI) 4 3 2 Price: \$1,535,000 Method: Auction Sale Date: 10/12/2016 Rooms: 7 Property Type: House (Res) Land Size: 838 sqm	Agent Comments
	3 Dawn Ct GLEN WAVERLEY 3150 (REI) 5 3 2 Price: \$1,500,000 Method: Auction Sale Date: 19/02/2017 Rooms: 8	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

propertydata

Property Type: House (Res) Land Size: 920 sqm

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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 Including suburb and postcode

Indicative selling price

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

Range between \$1,500,000
& \$1,650,000

Median sale price



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
14 Woodleigh Cr VERMONT SOUTH 3133	\$1,550,003	10/12/2016
1 Thompson St GLEN WAVERLEY 3150	\$1,535,000	10/12/2016
3 Dawn Ct GLEN WAVERLEY 3150	\$1,500,000	19/02/2017

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