

## 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

58 Carrol Grove, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,200,000

#### Median sale price

Median price

\$1,470,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/10/2017

to

31/12/2017

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	9 Churcher Ct MOUNT WAVERLEY 3149	\$1,225,000	20/09/2017
2	91 Osborne Av MOUNT WAVERLEY 3149	\$1,101,000	29/01/2018
3	24 Carrol Gr MOUNT WAVERLEY 3149		13/11/2017

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.



3   1  

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$1,150,000 - \$1,200,000  
**Median House Price**  
 December quarter 2017: \$1,470,000

## Comparable Properties



**9 Churcher Ct MOUNT WAVERLEY 3149 (VG)**   **Agent Comments**

4   -   -

**Price:** \$1,225,000  
**Method:** Sale  
**Date:** 20/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx



**91 Osborne Av MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

3   1   1

**Price:** \$1,101,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 660 sqm approx



**24 Carrol Gr MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

4   3   1

**Price:**  
**Method:** Private Sale  
**Date:** 13/11/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 700 sqm approx