

Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

Date of sale

Generated: 19/04/2018 10:21

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	40 Sunhill Road, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Single price \$1,480,000

Median sale price

Median price	\$1,470,000	Hou	ise X	Unit		5	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

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1	9 Quaintance St MOUNT WAVERLEY 3149	\$1,450,000	24/02/2018
2	59 Barlyn Rd MOUNT WAVERLEY 3149	\$1,430,000	23/01/2018
3	39 Larch Cr MOUNT WAVERLEY 3149	\$1,400,000	13/03/2018

OR

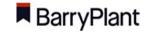
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





Price



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\$1,480,000 **Median House Price**

Indicative Selling Price December quarter 2017: \$1,470,000



Rooms:

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments

Comparable Properties



9 Quaintance St MOUNT WAVERLEY 3149

(REI)



Price: \$1,450,000 Method: Auction Sale Date: 24/02/2018 Rooms: 8

Property Type: House (Res) Land Size: 730 sqm approx

Agent Comments



59 Barlyn Rd MOUNT WAVERLEY 3149 (VG)





Price: \$1,430,000 Method: Sale Date: 23/01/2018

Rooms: -

Property Type: House (Res) Land Size: 753 sqm approx

Agent Comments



39 Larch Cr MOUNT WAVERLEY 3149 (REI)

=3





Price: \$1,400,000 Method: Private Sale Date: 13/03/2018

Rooms: 4

Property Type: House (Res) Land Size: 721 sqm approx

Agent Comments

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