

03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	51 Therese Avenue, Mount Waverley Vic 3149
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$1,441,000	Hou	ise X	Unit		Suburb	Mount Waverley
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	380 Waverley Rd MOUNT WAVERLEY 3149	\$1,350,000	18/11/2017
2	2 Viewbank Rd MOUNT WAVERLEY 3149	\$1,320,000	15/07/2017
3	1 Therese Av MOUNT WAVERLEY 3149	\$1,267,000	22/07/2017

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.

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





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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** September guarter 2017: \$1,441,000



Rooms:

Property Type: House Agent Comments

Comparable Properties



380 Waverley Rd MOUNT WAVERLEY 3149

(REI)

Price: \$1,350,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res) Land Size: 740 sqm approx **Agent Comments**



2 Viewbank Rd MOUNT WAVERLEY 3149

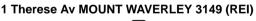
(REI/VG)

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Price: \$1,320,000 Method: Auction Sale Date: 15/07/2017

Rooms: -

Property Type: House Land Size: 743 sqm approx **Agent Comments**









Price: \$1,267,000 Method: Private Sale Date: 22/07/2017 Rooms: 4

Property Type: House

Agent Comments



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