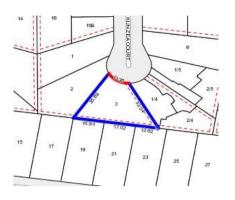
3 Kunzea Court, Mount Waverley Vic 3149

Mc**Grath** Con Lazogas





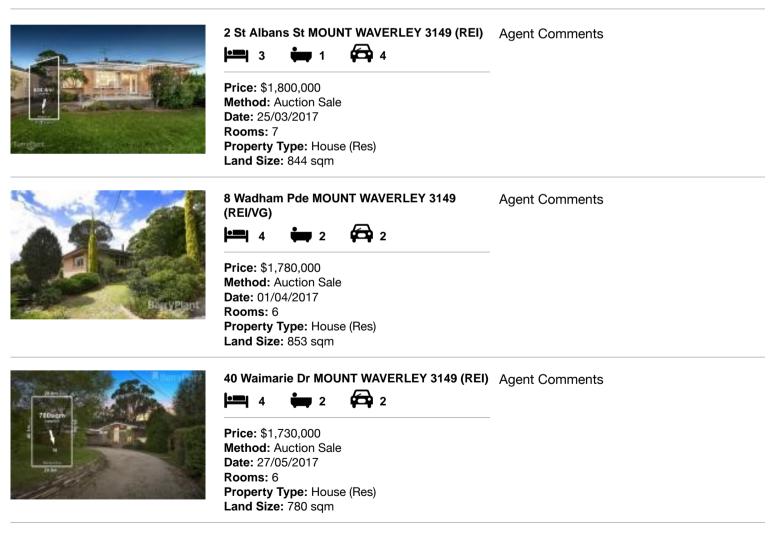
Rooms: Property Type: House (Res) Land Size: 862 sqm Agent Comments

0417 303 556 conlazogas@mcgrath.com.au **Indicative Selling Price** \$1,670,000 - \$1,837,000

03 8547 0888

Median House Price Year ending March 2017: \$1,301,000

Comparable Properties



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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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

3 Kunzea Court, Mount Waverley Vic 3149

Indicative selling price

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

Range betweer	\$1,670,000		&	\$1,837,000	
Median sale pr	ice				
Median price	\$1,301,000	House	х	Sub	urb Mount Waverley
Period - From	01/04/2016	to 31/0	3/2017	Source F	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
2 St Albans St MOUNT WAVERLEY 3149	\$1,800,000	25/03/2017
8 Wadham Pde MOUNT WAVERLEY 3149	\$1,780,000	01/04/2017
40 Waimarie Dr MOUNT WAVERLEY 3149	\$1,730,000	27/05/2017

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