

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

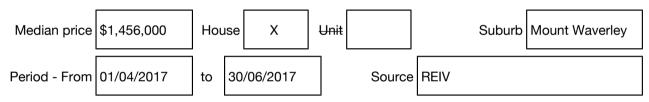
s 12 Beverley Grove, Mount Waverley Vic 3149 d e

Indicative selling price

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

Range between	\$1,750,000	&	\$1,925,000
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Median sale price



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	16 Valley Rd MOUNT WAVERLEY 3149	\$1,900,000	04/04/2017
2	5 Charlton St MOUNT WAVERLEY 3149	\$1,800,000	15/07/2017
3	4 William St MOUNT WAVERLEY 3149	\$1,750,000	19/07/2017

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.

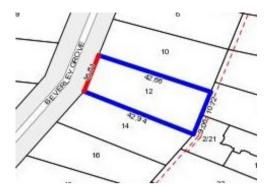
Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

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.

McGrath Con Lazogas





Rooms: Property Type: House Land Size: 786 sqm approx

Neat 3 bedroom, 2 bathroom home. 786 sqm land in prime location.

Agent Comments

conlazogas@mcgrath.com.au Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price

03 8547 0888 0417 303 556

Median House Price June quarter 2017: \$1,456,000

Comparable Properties

	16 Valley Rd MOUNT WAVERLEY 3149 (VG)	Agent Comments Extra 2 bedrooms than subject property. Land
	Price: \$1,900,000 Method: Sale Date: 04/04/2017 Rooms: - Property Type: House (Res) Land Size: 700 sqm approx	 smaller than subject property
	5 Charlton St MOUNT WAVERLEY 3149 (REI)	Agent Comments
	1 3 1 2 1 2	Similar property, slightly smaller land (747sqm) – compared to subject property
	Price: \$1,800,000 Method: Auction Sale Date: 15/07/2017 Rooms: - Property Type: House	
	4 William St MOUNT WAVERLEY 3149 (REI)	Agent Comments
1	4 4 2 4 2	This home offers 1 extra bedroom and the land is - slightly smaller (766sqm) than subject property
	Price: \$1,750,000 Method: Sold Before Auction Date: 19/07/2017 Rooms: 6 Property Type: House (Res)	

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Land Size: 766 sqm approx

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