

Ken Chen 9518 7000 0426 393 898 ken.chen@harcourts.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address Including suburb and postcode	7 Sherwood Road, Mount Waverley Vic 3149
pootocac	

Indicative selling price

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

&	\$1,650,000
	&

Median sale price

Median price	\$1,456,000	Hou	ise X	Unit		Suburb	Mount Waverley
Period - From	01/04/2017	to	30/06/2017		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.

Add	ress of comparable property	Price	Date of sale
1	62b Darbyshire Rd MOUNT WAVERI FY 3149	\$1,600,000	05/05/2017

1	62b Darbyshire Rd MOUNT WAVERLEY 3149	\$1,600,000	05/05/2017
2	2/53 Muir St MOUNT WAVERLEY 3149	\$1,565,000	27/04/2017
3	2/24 Mummery St MOUNT WAVERLEY 3149	\$1,525,000	15/07/2017

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.

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Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** June quarter 2017: \$1,456,000





Property Type: House (Res) Land Size: 718 sqm approx

Agent Comments

Comparable Properties

62b Darbyshire Rd MOUNT WAVERLEY 3149

(REI)

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Price: \$1,600,000 Method: Private Sale Date: 05/05/2017 Rooms: 6

Property Type: Townhouse (Res) Land Size: 364 sqm approx

2/53 Muir St MOUNT WAVERLEY 3149 (REI/VG)







Price: \$1,565,000 Method: Private Sale Date: 27/04/2017

Rooms: -

Property Type: Townhouse (Single) Land Size: 275 sqm approx

2/24 Mummery St MOUNT WAVERLEY 3149

(REI)







Price: \$1,525,000 Method: Auction Sale Date: 15/07/2017

Rooms: 7

Property Type: Townhouse (Res)





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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.

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Agent Comments

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