McGrath Stuart Davies 03 8547 0888 0497 582 456 stuartdavies@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 sale

Address Including suburb and postcode

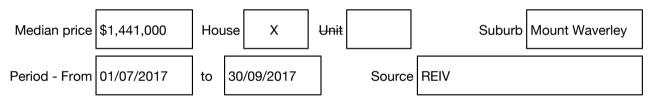
371 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,420,000

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	181 Stephensons Rd MOUNT WAVERLEY 3149	\$1,472,000	14/10/2017
2	11 Rosaline Av MOUNT WAVERLEY 3149	\$1,470,000	07/10/2017
3	212 Stephensons Rd MOUNT WAVERLEY 3149	\$1,400,000	12/08/2017

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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propertydata

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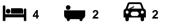
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market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



371 High Street Road, Mount Waverley Vic 3149

McGrath Stuart Davies





Rooms: Property Type: House (Res) Land Size: 838 sqm approx Agent Comments 03 8547 0888 0497 582 456 stuartdavies@mcgrath.com.au Indicative Selling Price

\$1,420,000 Median House Price September quarter 2017: \$1,441,000

Comparable Properties



181 Stephensons Rd MOUNT WAVERLEY 3149 Agent Comments (REI)



Method: Auction Sale Date: 14/10/2017 Rooms: -Property Type: House (Res) Land Size: 722 sqm approx



11 Rosaline Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,470,000 Method: Auction Sale Date: 07/10/2017 Rooms: -Property Type: House (Res) Land Size: 676 sqm approx



212 Stephensons Rd MOUNT WAVERLEY 3149 Agent Comments (REI)



Price: \$1,400,000 Method: Private Sale Date: 12/08/2017 Rooms: -Property Type: House Land Size: 719 sqm approx

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