

Merelyn Bond 03-9886 6900 0438 703 388 mbond@hockingstuart.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	14 Marsham Road, 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	\$1,500,000	&	\$1,600,000

Median sale price

Median price	\$1,441,000	Hou	ıse 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.

Add	dress of comparable property	Price	Date of sale
1	5 Subiaco Ct GLEN WAVERLEY 3150	\$1,600,000	04/11/2017
2	11 Robin Gr MOUNT WAVERLEY 3149	\$1,560,000	23/09/2017
3	21 Blue Hills Av MOUNT WAVERLEY 3149	\$1,500,000	21/10/2017

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 - \$1,600,000 **Median House Price** September guarter 2017: \$1,441,000





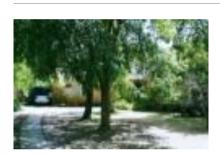
Rooms:

Property Type:

Land Size: 789 sqm approx

Agent Comments

Comparable Properties



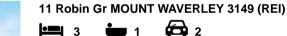
5 Subiaco Ct GLEN WAVERLEY 3150 (REI)

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Price: \$1,600,000 Method: Private Sale Date: 04/11/2017

Rooms: -

Property Type: House (Res) Land Size: 730 sqm approx





Price: \$1,560,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House (Res) Land Size: 775 sqm approx



21 Blue Hills Av MOUNT WAVERLEY 3149

(REI)



Price: \$1,500,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken

Agent Comments

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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.