McGrath Hugh Trieu 03 8547 0888 0412 060 820 hughtrieu@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

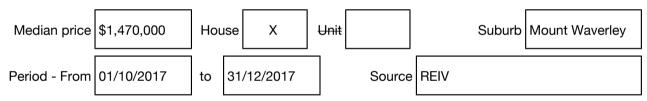
9 Aldrin Drive, Mount Waverley Vic 3149

Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,350,000

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	5 Josephine Av MOUNT WAVERLEY 3149	\$1,350,000	17/10/2017
2	12 Leeds Rd MOUNT WAVERLEY 3149	\$1,350,000	06/03/2018
3	188 Lawrence Rd MOUNT WAVERLEY 3149	\$1,300,000	24/02/2018

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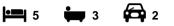
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market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



9 Aldrin Drive, Mount Waverley Vic 3149

McGrath Hugh Trieu





Rooms: Property Type: House (Res) Land Size: 660 sqm approx Agent Comments 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au Indicative Selling Price

\$1,250,000 - \$1,350,000 Median House Price December quarter 2017: \$1,470,000

Comparable Properties

ABATE.	5 Josephine Av MOUNT WAVERLEY 3149 (VG) 3	Agent Comments
	12 Leeds Rd MOUNT WAVERLEY 3149 (REI) 4 2 2 2 Price: \$1,350,000 Method: Private Sale Date: 06/03/2018 Rooms: - Property Type: House Land Size: 654 sqm approx	Agent Comments
buton	188 Lawrence Rd MOUNT WAVERLEY 3149 (REI) Image: 1 Image: 2 Price: \$1,300,000 Method: Auction Sale Date: 24/02/2018 Rooms: - Property Type: House (Res) Land Size: 728 sqm approx	Agent Comments

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