

Con Lazogas 03 8547 0888 0417 303 556

Statement of Information

conlazogas@mcgrath.com.au

# 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	36 Essex 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	\$1,800,000	&	\$1,900,000
nalige between	φ1,600,000	α	\$1,900,000

#### Median sale price

Median price	\$1,470,000	Hou	ise X	Unit		5	Suburb	Mount Waverley
Period - From	01/10/2017	to	31/12/2017		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.

### Address of comparable property

	are on the same property		2410 01 04110
1	14 Allister St MOUNT WAVERLEY 3149	\$1,850,000	01/12/2017
2	41 Closter Av ASHWOOD 3147	\$1,850,000	24/02/2018
3	42 Irving St MOUNT WAVERLEY 3149	\$1,840,000	15/09/2017

#### 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





Price

Date of sale

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Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price December quarter 2017: \$1,470,000





Rooms:

**Property Type:** House Agent Comments

## Comparable Properties

14 Allister St MOUNT WAVERLEY 3149 (VG)





Price: \$1,850,000 Method: Sale Date: 01/12/2017

Rooms: Property Type: House (Res)

Land Size: 727 sqm approx

**Agent Comments** 



41 Closter Av ASHWOOD 3147 (REI)





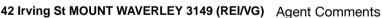
**₽** 2

**Price:** \$1,850,000 **Method:** Auction Sale **Date:** 24/02/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 







Price: \$1,840,000 Method: Private Sale Date: 15/09/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 754 sqm approx

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