### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 29 Carrol Grove, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,580,500	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/08/2022	to	31/07/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/42 Windsor Av MOUNT WAVERLEY 3149	\$1,555,250	01/07/2023
2	7 Chantilly St MOUNT WAVERLEY 3149	\$1,550,000	29/04/2023
3	36 John St OAKLEIGH 3166	\$1,525,000	25/02/2023

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.

This Statement of Information was prepared on:

01/08/2023 10:02



# **M**c**Grath**





**Property Type:** House Land Size: 705 sqm approx Agent Comments Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price 01/08/2022 - 31/07/2023: \$1,580,500

## Comparable Properties



1/42 Windsor Av MOUNT WAVERLEY 3149 (REI)



Price: \$1,555,250 Method: Auction Sale Date: 01/07/2023 Property Type: Townhouse (Res) Land Size: 459 sqm approx

7 Chantilly St MOUNT WAVERLEY 3149 (REI)

Agent Comments

Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 669 sqm approx

36 John St OAKLEIGH 3166 (REI/VG)



Agent Comments



Price: \$1,525,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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