

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**72 WILLIAM STREET, MOUNT WAVERLEY,** 🏠 4 🚗 2 🚗 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$1,750,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

## MEDIAN SALE PRICE




**MOUNT WAVERLEY, VIC, 3149**

Suburb Median Sale Price (House)

**\$1,380,000**

01 January 2017 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**38 WINBOURNE RD, MOUNT WAVERLEY, VIC** 🏠 3 🚗 2 🚗 2

### Sale Price

**\$2,000,000**

Sale Date: 20/05/2017

Distance from Property: 429m



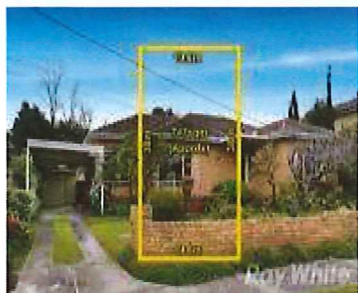
**4 WILLIAM ST, MOUNT WAVERLEY, VIC 3149** 🏠 4 🚗 2 🚗 2

### Sale Price

**\*\$1,750,000**

Sale Date: 19/07/2017

Distance from Property: 920m



**5 CHARLTON ST, MOUNT WAVERLEY, VIC** 🏠 3 🚗 2 🚗 2

### Sale Price

**\*\$1,800,000**

Sale Date: 15/07/2017

Distance from Property: 542m



This report has been compiled on 15/08/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

72 WILLIAM STREET, MOUNT WAVERLEY, VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$1,750,000

### Median sale price

Median price

\$1,380,000

House

☒

Unit

☐

Suburb

MOUNT WAVERLEY

Period

01 January 2017 to 30 June 2017

Source



### Comparable property sales

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
38 WINBOURNE RD, MOUNT WAVERLEY, VIC 3149	\$2,000,000	20/05/2017
4 WILLIAM ST, MOUNT WAVERLEY, VIC 3149	*\$1,750,000	19/07/2017
5 CHARLTON ST, MOUNT WAVERLEY, VIC 3149	*\$1,800,000	15/07/2017