

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	181 Stephensons Road, 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

Median price	\$1,456,000	House	X	Unit		Suburb	Mount Waverley
Period - From	01/04/2017	to	30/06/2017	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	Price	Date of sale
1	30 Jubilee St MOUNT WAVERLEY 3149	\$1,302,000	13/05/2017
2	23 Monomeith Cr MOUNT WAVERLEY 3149	\$1,280,000	01/07/2017
3	504 High Street Rd MOUNT WAVERLEY 3149	\$1,255,000	29/07/2017

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.

181 Stephenson's Road, Mount Waverley Vic 3149

McGrath

Con Lazogas

03 8547 0888

0417 303 556

conlazogas@mcgrath.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2017: \$1,456,000



4 2 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



30 Jubilee St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,302,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 753 sqm approx



23 Monomeith Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



504 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 697 sqm approx