hockingstuart

Mark Watkins 03) 9807 9522 0411 396 264 mwatkins@hockingstuart.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2017: \$1,390,000









Property Type: House Land Size: 760 sqm **Agent Comments**



Comparable Properties



436 Waverley Rd MOUNT WAVERLEY 3149

(REI/VG)



Price: \$1,190,000 Method: Private Sale Date: 14/03/2017 Rooms: 8

Property Type: House (Res) Land Size: 757 sqm

Agent Comments

3 Pamela St MOUNT WAVERLEY 3149 (REI)







Price: \$1,160,800 Method: Private Sale Date: 24/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 716 sqm

Agent Comments

Agent Comments



183 Ferntree Gully Rd MOUNT WAVERLEY 3149 (REI/VG)





Price: \$1,150,000 **Method:** Private Sale Date: 20/02/2017 Rooms: 4

Property Type: House Land Size: 736 sqm

Account - hockingstuart | P: 03 9807 9522 | F: 03 9807 3699





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.

Generated: 15/06/2017 14:29



Mark Watkins 03) 9807 9522 0411 396 264 mwatkins@hockingstuart.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	384 Stephensons 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	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,390,000	Н	ouse	Х	S	uburb	Mount Waverley
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	/

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
436 Waverley Rd MOUNT WAVERLEY 3149	\$1,190,000	14/03/2017
3 Pamela St MOUNT WAVERLEY 3149	\$1,160,800	24/03/2017
183 Ferntree Gully Rd MOUNT WAVERLEY 3149	\$1,150,000	20/02/2017



