



3 1 1

**Rooms:**

**Property Type:** House

**Land Size:** 760 sqm

Agent Comments

## Comparable Properties



**436 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 14/03/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 757 sqm

**3 Pamela St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3 1 1

**Price:** \$1,160,800

**Method:** Private Sale

**Date:** 24/03/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 716 sqm



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

Agent Comments

3 1 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 20/02/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 736 sqm

## 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

384 Stephensons Road, 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)

Range between \$1,100,000

&amp;

\$1,200,000

## Median sale price

Median price \$1,390,000

House

X

Suburb

Mount Waverley

Period - From 01/01/2017

to

31/03/2017

Source REIV

## 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