

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

1/416 Stephenson's Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/04/2019

to 30/06/2019

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	25 Ripley St MOUNT WAVERLEY 3149	\$1,038,000	08/08/2019
2	1/514 Waverley Rd MOUNT WAVERLEY 3149	\$1,028,000	29/06/2019
3	2/46 Wilga St MOUNT WAVERLEY 3149	\$1,025,000	14/09/2019

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:

01/10/2019 11:38



4 2 2

Property Type: Townhouse

Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

June quarter 2019: \$950,000

Comparable Properties

25 Ripley St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,038,000

Method: Sold Before Auction

Date: 08/08/2019

Property Type: Townhouse (Res)

Land Size: 323 sqm approx



1/514 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,028,000

Method: Auction Sale

Date: 29/06/2019

Rooms: 7

Property Type: Townhouse (Res)



2/46 Wilga St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,025,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Townhouse (Res)