

## 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

1/396 Stephenson's 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 \$700,000 & \$770,000

#### Median sale price

Median price \$895,250 House Unit X Suburb Mount Waverley

Period - From 01/07/2018 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	2/9 Briggs St MOUNT WAVERLEY 3149	\$765,000	10/05/2019
2	2/389 High Street Rd MOUNT WAVERLEY 3149	\$742,000	06/07/2019
3	5/1 Mckelvie Ct GLEN WAVERLEY 3150	\$727,500	27/07/2019

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.



3 1 2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending June 2019: \$895,250

## Comparable Properties

**2/9 Briggs St MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**

3 - -

**Price:** \$765,000

**Method:** Sale

**Date:** 10/05/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**2/389 High Street Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 1

**Price:** \$742,000

**Method:** Auction Sale

**Date:** 06/07/2019

**Rooms:** -

**Property Type:** Unit

**Land Size:** 238 sqm approx



**5/1 Mckelvie Ct GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3 2 1

**Price:** \$727,500

**Method:** Auction Sale

**Date:** 27/07/2019

**Rooms:** 4

**Property Type:** Townhouse (Res)