

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	1/396 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	\$700,000	&	\$770,000

Median sale price

Median price	\$895,250	Hou	se	Unit	Х	Subu	Mount Waverley
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

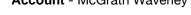
Comparable property sales (*Delete A or B below as applicable)

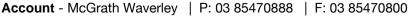
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Date of sale **Price** 1 2/9 Briggs St MOUNT WAVERLEY 3149 \$765,000 10/05/2019 06/07/2019 2 \$742,000 2/389 High Street Rd MOUNT WAVERLEY 3149 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.









McGrath





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)

-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 Agent Comments

(REI)

1 3







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)

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Agent Comments

Agent Comments



Price: \$727,500 Method: Auction Sale Date: 27/07/2019

Rooms: 4

Property Type: Townhouse (Res)

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





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