

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

78 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2019 to 30/09/2020 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	15 Milloo Cr MOUNT WAVERLEY 3149	\$1,217,500	07/08/2020
2	33 Tarella Dr MOUNT WAVERLEY 3149	\$1,215,000	02/09/2020
3			

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:

27/10/2020 16:45



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Property Type: House (Res)

Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending September 2020: \$1,335,000

Comparable Properties

15 Milloo Cr MOUNT WAVERLEY 3149 (VG)

Agent Comments

4 - -

Price: \$1,217,500

Method: Sale

Date: 07/08/2020

Property Type: House (Res)

Land Size: 715 sqm approx



33 Tarella Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,215,000

Method: Private Sale

Date: 02/09/2020

Property Type: House

Land Size: 727 sqm approx

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.