

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

2/16 Stephenson's Road Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$884,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 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

1/16 Stephenson's Road Mount Waverley VIC 3149	\$1,025,000	31-Aug-19
2/21 Kay Street Mount Waverley VIC 3149	\$1,065,300	20-Sep-19
1 Ochre Place Mount Waverley VIC 3149	\$1,140,000	11-Aug-18

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 6 months.

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Ethan He
P (03) 9975 7888
M 0477588390
E ethanhe@jxre.com.au



1/16 Stephenson's Road Mount Waverley VIC 3149

 4  3  2

Sold Price **\$1,025,000** Sold Date **31-Aug-19**

Distance **0.02km**



2/21 Kay Street Mount Waverley VIC 3149

 3  2  2

Sold Price **\$1,065,300** Sold Date **20-Sep-19**

Distance **0.26km**



1 Ochre Place Mount Waverley VIC 3149

 4  2  2

Sold Price **\$1,140,000** Sold Date **11-Aug-18**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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