

## 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

3 Kunzea Court, 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 \$1,650,000

&amp;

\$1,690,000

**Median sale price**

Median price \$1,456,000

House

X

Unit

Suburb

Mount Waverley

Period - From 01/04/2017

to

30/06/2017

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	4 William St MOUNT WAVERLEY 3149	\$1,750,000	19/07/2017
2	37 Waimarie Dr MOUNT WAVERLEY 3149	\$1,635,000	29/07/2017
3	44 Lechte Rd MOUNT WAVERLEY 3149	\$1,605,000	19/07/2017

**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:** House (Res)  
**Land Size:** 862 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,650,000 - \$1,690,000  
**Median House Price**  
 June quarter 2017: \$1,456,000

## Comparable Properties



**4 William St MOUNT WAVERLEY 3149 (REI)**

4 2 2

**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 19/07/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx

**Agent Comments**

Regular shaped block compared to subject property. Extra bedroom and bathroom



**37 Waimarie Dr MOUNT WAVERLEY 3149 (REI)**

3 1 2

**Price:** \$1,635,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx

**Agent Comments**

Regular shaped block compared to subject property, but much smaller land



**44 Lechte Rd MOUNT WAVERLEY 3149 (REI)**

6 3 3

**Price:** \$1,605,000  
**Method:** Private Sale  
**Date:** 19/07/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 989 sqm approx

**Agent Comments**

Not as good a location than subject property