

# STATEMENT OF INFORMATION

45 GORDON ROAD, MOUNT WAVERLEY, VIC 3149

PREPARED BY TYNE ZENNER, WOODARDS MT WAVERLEY, PHONE: 0422643820



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**45 GORDON ROAD, MOUNT WAVERLEY,**  **3**  **2**  **2**

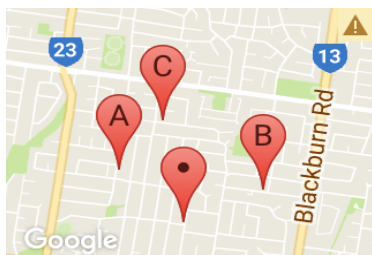
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **1,500,000 to 1,650,000**

Provided by: Tyne Zenner, Woodards Mt Waverley

## MEDIAN SALE PRICE



**MOUNT WAVERLEY, VIC, 3149**

Suburb Median Sale Price (House)

**\$1,401,000**

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**62 MARIANNE WAY, MOUNT WAVERLEY, VIC**  **4**  **2**  **2**

Sale Price

**\*\$1,500,000**

Sale Date: 26/08/2017

Distance from Property: 559m



**25 SESAME ST, MOUNT WAVERLEY, VIC 3149**  **4**  **3**  **2**

Sale Price

**\*\$1,683,000**

Sale Date: 13/02/2018

Distance from Property: 573m



**1 PASCALL ST, MOUNT WAVERLEY, VIC 3149**  **3**  **2**  **2**

Sale Price

**\$1,600,000**

Sale Date: 28/10/2017

Distance from Property: 735m



This report has been compiled on 09/03/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

45 GORDON 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)

Price Range:

1,500,000 to 1,650,000

Median sale price

Median price

\$1,401,000

House

X

Unit


Suburb

MOUNT WAVERLEY

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
62 MARIANNE WAY, MOUNT WAVERLEY, VIC 3149	*\$1,500,000	26/08/2017
25 SESAME ST, MOUNT WAVERLEY, VIC 3149	*\$1,683,000	13/02/2018
1 PASCALL ST, MOUNT WAVERLEY, VIC 3149	\$1,600,000	28/10/2017