

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/4 LANG ROAD, MOUNT WAVERLEY, VIC  2  1  1

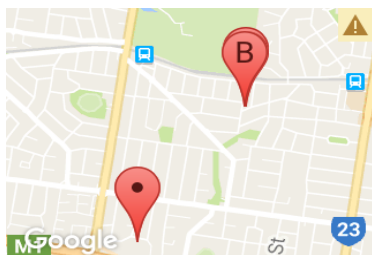
Indicative Selling Price

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

\$640,000 to \$700,000

Provided by: Rentals, Changing Places

SUBURB MEDIAN



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (Unit)

\$830,000

01 October 2016 to 31 March 2017

Provided by: 

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.



4/1 WINBOURNE RD, MOUNT WAVERLEY, VIC  2  1  1

Sale Price

***\$620,000**

Sale Date: 27/05/2017

Distance from Property: 1.2km



1/1 WINBOURNE RD, MOUNT WAVERLEY, VIC  2  1  1

Sale Price

\$665,000

Sale Date: 08/03/2017

Distance from Property: 1.2km



2/1 WINBOURNE RD, MOUNT WAVERLEY, VIC  2  1  1

Sale Price

\$630,000

Sale Date: 10/12/2016

Distance from Property: 1.2km



This report has been compiled on 05/06/2017 by Changing Places. Property Data Solutions Pty Ltd 2017 - 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

1/4 LANG ROAD, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Single Price / Range

\$640,000 to \$700,000

Median sale price

Median price

\$830,000

House

Unit

X

Suburb

MOUNT WAVERLEY

Period

01 October 2016 to 31 March 2017

Source

pricefinder

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
4/1 WINBOURNE RD, MOUNT WAVERLEY, VIC 3149	*\$620,000	27/05/2017
1/1 WINBOURNE RD, MOUNT WAVERLEY, VIC 3149	\$665,000	08/03/2017
2/1 WINBOURNE RD, MOUNT WAVERLEY, VIC 3149	\$630,000	10/12/2016