

# 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

539 Stephensons 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)

Single price

\$1,200,000

or range between

&

### Median sale price

Median price

\$1,440,000

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

18/06/2021

to

15/12/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	630 Huntingdale Road Mount Waverley Vic 3149	\$1,225,000	2021-09-10
2	199 Waverley Road Mount Waverley Vic 3149	\$1,230,000	2021-11-18
3	17 Fairway Avenue Mount Waverley Vic 3149	\$1,255,000	2021-10-28

This Statement of Information was prepared on:

15/12/2021

