

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 361 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

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 44 William St MOUNT WAVERLEY 3149	\$2,558,000	12/08/2017
2 50 Therese Av MOUNT WAVERLEY 3149	\$2,250,000	05/06/2017
3 203 Lawrence Rd MOUNT WAVERLEY 3149	\$1,930,000	15/07/2017

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.

361 Stephenson Road, Mount Waverley Vic 3149

McGrath

Hugh Trieu

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

June quarter 2017: \$1,456,000



 5  4  2

Rooms:

Property Type: House (Res)

Land Size: 750 sqm approx

Agent Comments

Comparable Properties



44 William St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  5  2

Price: \$2,558,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House (Res)



50 Therese Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  3  2

Price: \$2,250,000

Method: Private Sale

Date: 05/06/2017

Rooms: 6

Property Type: House

Land Size: 650 sqm approx

203 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  3  2

Price: \$1,930,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 667 sqm approx