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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2017: \$1,395,000



Rooms: 5

Property Type: Weatherboard

Land Size: 760

Agent Comments

Comparable Properties



4 Lyons St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 723 sqm



66 St Albans St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Land size 790sqm (approx)

Price: \$1,591,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size:



21 Albert St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,619,000

Method: Auction Sale

Date: 19/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 729 sqm

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

1 Ophir Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,395,000

House X

Suburb Mount Waverley

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Lyons St MOUNT WAVERLEY 3149	\$1,540,000	25/03/2017
66 St Albans St MOUNT WAVERLEY 3149	\$1,591,000	25/02/2017
21 Albert St MOUNT WAVERLEY 3149	\$1,619,000	19/11/2016