

Zuzka Duskova 9807 2333 0413580666 zduskova@barryplant.com.au

**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)

Method: Auction Sale Date: 25/03/2017 Rooms: 5

Price: \$1,540,000

Property Type: House (Res) Land Size: 723 sqm

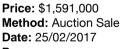
66 St Albans St MOUNT WAVERLEY 3149 (REI) Agent Comments





Land size 790sqm (approx)

**Agent Comments** 



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

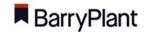
Property Type: House (Res) Land Size: 729 sqm

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





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# 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	1 Ophir Road, Mount Waverley Vic 3149
Including suburb and	
postcode	

#### Indicative selling price

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

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

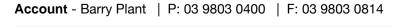
#### Median sale price

Median price	\$1,395,000	Н	ouse X	(	Su	burb	Mount Waverley
Period - From	01/01/2017	to	31/03/201	7	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







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