

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

2/431 Stephenson Road, Mount Waverley Vic 3149
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Indicative selling price

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

Range between

\$1,200,000

 &

\$1,280,000

Median sale price

Median price

\$1,300,000

 Property Type

Townhouse

 Suburb

Mount Waverley

Period - From

06/02/2023

 to

05/02/2024

 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	1/24 Bradstreet Rd MOUNT WAVERLEY 3149	\$1,265,000	29/12/2023
2	1/320 Waverley Rd MOUNT WAVERLEY 3149	\$1,230,000	27/01/2024
3	2/5 Leonie Av MOUNT WAVERLEY 3149	\$1,230,000	18/01/2024

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.~~

This Statement of Information was prepared on:

06/02/2024 18:30



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Brand new, no body corp, within MWSC zone.

Indicative Selling Price

\$1,200,000 - \$1,280,000

Median Townhouse Price

06/02/2023 - 05/02/2024: \$1,300,000

Comparable Properties



1/24 Bradstreet Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,265,000

Method: Private Sale

Date: 29/12/2023

Property Type: Townhouse (Single)



1/320 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,230,000

Method: Private Sale

Date: 27/01/2024

Property Type: Townhouse (Single)



2/5 Leonie Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Private Sale

Date: 18/01/2024

Property Type: Townhouse (Res)