



3  
 2  
 2

**Rooms:****Property Type:** Townhouse**Agent Comments**

Gorgeous double storey townhouse within MWSC Zone, short walking distance to Village Shops and station. Offers downstairs master bedroom with WIR and ensuite, 2 spacious living areas and double garage with internal access.

**Indicative Selling Price**

\$930,000 - \$1,023,000

**Median Unit Price**

June quarter 2017: \$950,000

## Comparable Properties



**2/47 Doynton Pde MOUNT WAVERLEY 3149**  
(REI/VG)

**Agent Comments**

3  
 2  
 2

**Price:** \$1,000,000**Method:** Private Sale**Date:** 11/03/2017**Rooms:** 5**Property Type:** House (Res)

**1/4 Judith Ct MOUNT WAVERLEY 3149**  
(REI/VG)

**Agent Comments**

3  
 2  
 1

**Price:** \$981,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 477 sqm approx

**3/22 Adrienne Cr MOUNT WAVERLEY 3149**  
(REI)

**Agent Comments**

3  
 2  
 -

**Price:** \$930,000**Method:** Sold Before Auction**Date:** 12/05/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 173 sqm approx

## 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 2/392 Stephenson's 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)

Range between \$930,000 &amp; \$1,023,000

**Median sale price**

Median price \$950,000

Unit X

Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017

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 |
|--------------------------------------|-------------|--------------|
| 2/47 Doynton Pde MOUNT WAVERLEY 3149 | \$1,000,000 | 11/03/2017   |
| 1/4 Judith Ct MOUNT WAVERLEY 3149    | \$981,000   | 29/04/2017   |
| 3/22 Adrienne Cr MOUNT WAVERLEY 3149 | \$930,000   | 12/05/2017   |