



5 3 2

Rooms:

Property Type: House

Land Size: 667 sqm

Agent Comments

5 Bedroom 3 Bathroom home with 3 Living spaces and double garage. Located within the MWSC Zone.

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

March quarter 2017: \$1,390,000

Comparable Properties



4 Trevor Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 4 2

Price: \$2,105,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House

2 Trevor Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 3 2

Price: \$2,055,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 753 sqm



48 Huntingtower Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Private Sale

Date: 02/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 556 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

203 Lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,390,000

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 Trevor Ct MOUNT WAVERLEY 3149	\$2,105,000	13/05/2017
2 Trevor Ct MOUNT WAVERLEY 3149	\$2,055,000	29/04/2017
48 Huntingtower Cr MOUNT WAVERLEY 3149	\$1,800,000	02/03/2017