

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

1/32 Stephenson's Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$800,000

 &

\$880,000

Median sale price

Median price

\$1,095,000

 Property Type

Unit

 Suburb

Mount Waverley

Period - From

01/07/2022

 to

30/06/2023

 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	3/7 Mccubbin St BURWOOD 3125	\$870,000	03/03/2023
2	1/92 Stephenson's Rd MOUNT WAVERLEY 3149	\$841,000	15/07/2023
3	3/2-4 Rosaline Av MOUNT WAVERLEY 3149	\$788,000	27/02/2023

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:

20/07/2023 12:57



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending June 2023: \$1,095,000

Comparable Properties



3/7 Mccubbin St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$870,000

Method: Sold Before Auction

Date: 03/03/2023

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



1/92 Stephenson's Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$841,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit

Land Size: 360 sqm approx



3/2-4 Rosaline Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$788,000

Method: Private Sale

Date: 27/02/2023

Property Type: Townhouse (Single)