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

1/68 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,110,750	Pro	operty Type	Unit			Suburb	Mount Waverley
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/518 Highbury Rd GLEN WAVERLEY 3150	\$1,065,000	13/04/2024
2	2/30 Peacock St BURWOOD 3125	\$1,030,000	24/05/2024
3	2/426 Stephensons Rd MOUNT WAVERLEY 3149	\$1,020,000	28/03/2024

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:

30/05/2024 10:30



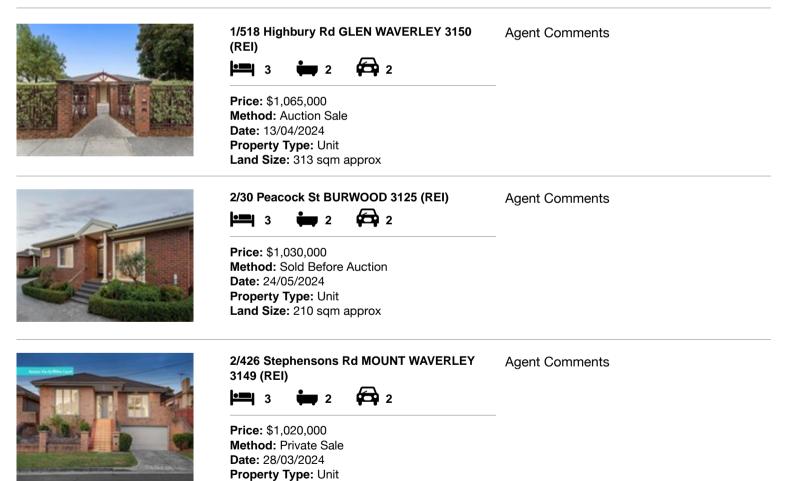






Rooms: 5 Property Type: Unit Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending March 2024: \$1,110,750

Comparable Properties



Account - Jellis Craig | P: 98305966



Property data

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Land Size: 311 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.