

# 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 359 Stephensons 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2023 to 30/09/2023 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	17 Therese Av MOUNT WAVERLEY 3149	\$1,320,000	14/09/2023
2	481 Waverley Rd MOUNT WAVERLEY 3149	\$1,280,000	05/08/2023
3	383 Stephensons Rd MOUNT WAVERLEY 3149	\$1,257,000	13/07/2023

**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: 03/11/2023 15:37



**Property Type:** House

**Land Size:** 705 sqm approx

Agent Comments

## Comparable Properties



**17 Therese Av MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 14/09/2023

**Property Type:** House (Res)

**Land Size:** 735 sqm approx



**481 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments



**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House

**Land Size:** 644 sqm approx



**383 Stephenson's Rd MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments



**Price:** \$1,257,000

**Method:** Private Sale

**Date:** 13/07/2023

**Property Type:** House

**Land Size:** 689 sqm approx