

## 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

2/226 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

\$880,000

&

\$960,000

#### Median sale price

Median price

\$920,000

House

Unit

X

Suburb

Mount Waverley

Period - From

01/07/2018

to

30/09/2018

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	42 Oakern St MOUNT WAVERLEY 3149	\$960,000	17/07/2018
2	2/2 Billing St MOUNT WAVERLEY 3149	\$920,000	08/09/2018
3	1/15 Winbourne Rd MOUNT WAVERLEY 3149	\$903,900	31/07/2018

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.



**Rooms:**  
**Property Type:** Flat  
**Land Size:** 384.603 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$960,000  
**Median Unit Price**  
September quarter 2018: \$920,000

## Comparable Properties



**42 Oakern St MOUNT WAVERLEY 3149**  
(REI/VG)

**Agent Comments**



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 17/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 287 sqm approx



**2/2 Billing St MOUNT WAVERLEY 3149**  
(REI/VG)

**Agent Comments**



**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 263 sqm approx



**1/15 Winbourne Rd MOUNT WAVERLEY 3149**  
(REI/VG)

**Agent Comments**



**Price:** \$903,900  
**Method:** Sold Before Auction  
**Date:** 31/07/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 394 sqm approx