

Andrew McLiesh 0406020200 amcliesh@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	2/226 Stephensons Road, Mount Waverley Vic 3149
Including suburb and	
postcode	
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Indicative selling price

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

Range between	\$880,000	&	\$960,000
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Median sale price

Median price	\$920,000	Hou	se	Unit	Х		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.

Add	dress 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

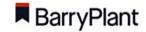
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



Property Type: Flat

Land Size: 384.603 sqm approx

Agent Comments

Comparable Properties



42 Oakern St MOUNT WAVERLEY 3149

(REI/VG) **---** 3

Price: \$960,000 Method: Private Sale Date: 17/07/2018

Rooms: -

Property Type: House Land Size: 287 sqm approx **Agent Comments**



2/2 Billing St MOUNT WAVERLEY 3149

(REI/VG)

-3





Price: \$920,000 Method: Auction Sale Date: 08/09/2018 Rooms: 4

Property Type: Townhouse (Res)

Land Size: 263 sqm approx

Agent Comments

Agent Comments



1/15 Winbourne Rd MOUNT WAVERLEY 3149

(REI/VG)

-- 2



Price: \$903,900

Method: Sold Before Auction

Date: 31/07/2018

Rooms: 3

Property Type: Unit

Land Size: 394 sqm approx

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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.

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