



6 3 2

Rooms:
Property Type: House
Land Size: 1044 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000
Median House Price
June quarter 2017: \$1,456,000

Landmark development opportunity on 1044sqm (approx.) land within Mount Waverley Secondary College Catchment.

Comparable Properties



40 Waimarie Dr MOUNT WAVERLEY 3149 (REI) Agent Comments

4 2 2

Price: \$1,730,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 780 sqm approx



10 Gwynne St MOUNT WAVERLEY 3149 (REI) Agent Comments

4 2 1

Price: \$1,650,000
Method: Auction Sale
Date: 17/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 860 sqm approx



12 Norman Ct MOUNT WAVERLEY 3149 (REI) Agent Comments

3 1 1

Price: \$1,600,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 1121 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode 185 Stephenson's Road, Mount Waverley Vic 3149**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,600,000

Median sale price

Median price \$1,456,000

House X

Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
40 Waimarie Dr MOUNT WAVERLEY 3149	\$1,730,000	27/05/2017
10 Gwynne St MOUNT WAVERLEY 3149	\$1,650,000	17/12/2016
12 Norman Ct MOUNT WAVERLEY 3149	\$1,600,000	25/03/2017