

## 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 1/52 Stephenson's 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)

Single price  or range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$950,000 Property type Unit Suburb MOUNT WAVERLEY

Period - From 28/08/2019 to 28/02/2020 Source CoreLogic

### Comparable property sales

**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 28b Oak Hill Road Mount Waverley	\$1,550,000	14/12/2019
2 1/27 Bennett Avenue Mount Waverley	\$1,555,000	06/11/2019
3		

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: 28/02/2020