



Rooms:
Property Type: House
Land Size: 807 sqm

Agent Comments

Positioned on a 807sqm block, this single level brick home has strong potential for renovation or redevelopment. It's peacefully set in a tree lined street and the Mt Waverley school catchment zone, just 5.5 kilometres from Chadstone Shopping Centre.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2017: \$1,390,000

Comparable Properties



14 Sunhill Rd MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)



Price: \$1,388,000
Method: Auction Sale
Date: 17/12/2016
Rooms: 5
Property Type: House (Res)
Land Size: 733 sqm



31 Hillview Av MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)



Price: \$1,391,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm



18 Brolga St MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)



Price: \$1,530,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 720 sqm

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 5 Armstrong Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,390,000 House X Suburb Mount Waverley

Period - From 01/01/2017 to 31/03/2017 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
14 Sunhill Rd MOUNT WAVERLEY 3149	\$1,388,000	17/12/2016
31 Hillview Av MOUNT WAVERLEY 3149	\$1,391,000	29/04/2017
18 Brolga St MOUNT WAVERLEY 3149	\$1,530,000	20/05/2017