



3   
 2   
 2

**Rooms:**

**Property Type:** Unit

**Land Size:** 365 sqm

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Unit Price**

Year ending March 2017: \$905,000

## Comparable Properties



**2/2 Halliday St MOUNT WAVERLEY 3149 (REI)** Agent Comments

4   
 3   
 2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 308 sqm



**3/10 Dorgan St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$1,248,000

**Method:** Private Sale

**Date:** 20/02/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 216 sqm



**52 Charlton St MOUNT WAVERLEY 3149 (REI)** Agent Comments

3   
 2   
 2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 429 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

2/9 Mummery Street, 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 \$1,200,000

&amp;

\$1,300,000

## Median sale price

Median price \$905,000

Unit

X

Suburb

Mount Waverley

Period - From 01/04/2016

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
2/2 Halliday St MOUNT WAVERLEY 3149	\$1,280,000	20/05/2017
3/10 Dorgan St MOUNT WAVERLEY 3149	\$1,248,000	20/02/2017
52 Charlton St MOUNT WAVERLEY 3149	\$1,230,000	27/05/2017