



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 862 sqm

Agent Comments

## Comparable Properties



**2 St Albans St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 844 sqm



**8 Wadham Pde MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments



**Price:** \$1,780,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 853 sqm



**40 Waimarie Dr MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 780 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 3 Kunzea Court, 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 \$1,670,000 & \$1,837,000

#### Median sale price

Median price \$1,301,000

House 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 St Albans St MOUNT WAVERLEY 3149	\$1,800,000	25/03/2017
8 Wadham Pde MOUNT WAVERLEY 3149	\$1,780,000	01/04/2017
40 Waimarie Dr MOUNT WAVERLEY 3149	\$1,730,000	27/05/2017