

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

1/41 Hillview Avenue, Mount Waverley, VIC 3149

### Indicative selling price

Single Price or Range between

\$1,350,000 - \$1,430,000

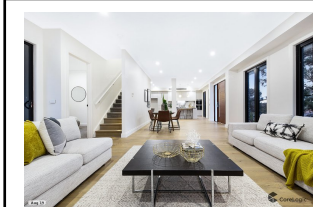
For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

|                                    |                                |                                 |
|------------------------------------|--------------------------------|---------------------------------|
| Median Price<br><b>\$1,190,000</b> | Property Type<br><b>House</b>  | Suburb<br><b>MOUNT WAVERLEY</b> |
| Period From<br><b>20/03/2019</b>   | Period To<br><b>16/09/2019</b> | Source<br><b>Core Logic</b>     |

### Comparable property sales

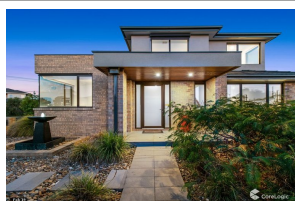
The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



#### 1/23 RUSSELL CRESCENT MOUNT WAVERLEY

4 3 2

Price \$1,431,000  
Date of Sale 07/09/2019  
Land 338 sqm



#### 1/25 AVONDALE GROVE MOUNT WAVERLEY

4 2 2

Price \$1,380,000  
Date of Sale 09/04/2019  
Land 351 sqm