

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

1/3 Hovea Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,088,888 Property Type Unit Suburb Mount Waverley

Period - From 10/05/2023 to 09/05/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	2/495 Highbury Rd BURWOOD EAST 3151	\$965,000	10/02/2024
2	1/33 Bizley St MOUNT WAVERLEY 3149	\$950,000	05/04/2024
3	1/319 Waverley Rd MOUNT WAVERLEY 3149	\$920,000	09/12/2023

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: 10/05/2024 10:14



3 2 1

Property Type: Unit

Land Size: 376 sqm approx

Agent Comments

2 on the block, no body corp. Currently tenanted month by month

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

10/05/2023 - 09/05/2024: \$1,088,888

Comparable Properties



2/495 Highbury Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 2 2

Price: \$965,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 382 sqm approx



1/33 Bizley St MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$950,000

Method: Sale

Date: 05/04/2024

Property Type: Flat/Unit/Apartment (Res)



1/319 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 1

Price: \$920,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

Land Size: 263 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707