

# 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

570B Huntingdale Road, Mount Waverley, VIC 3149

### Indicative selling price

Single Price or Range between

\$1,180,000 - \$1,280,000

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

### Median sale price

Median Price  
**\$1,202,500**

Property Type  
**House**

Suburb  
**MOUNT WAVERLEY**

Period From  
**01/05/2019**

Period To  
**01/11/2019**

Source  
**Core Logic**

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**2/1 CREMIN COURT  
MOUNT WAVERLEY**

4 2 2

Price \$1,180,000  
Date of Sale 23/07/2019  
Land 233 sqm



**1/1 CREMIN COURT  
MOUNT WAVERLEY**

4 2 2

Price \$1,180,000  
Date of Sale 09/07/2019  
Land 269 sqm



**2/7 SHERWOOD ROAD  
MOUNT WAVERLEY**

4 3 2

Price \$1,261,000  
Date of Sale 14/06/2019  
Land 252 sqm