

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

4/368 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$917,750 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2020 to 30/09/2020 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	1/328-330 High Street Rd MOUNT WAVERLEY 3149	\$740,000	20/06/2020
2	1/21 Wingate Av MOUNT WAVERLEY 3149	\$702,000	24/07/2020
3	3/461-463 High Street Rd MOUNT WAVERLEY 3149	\$679,999	11/06/2020

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:

17/11/2020 08:38

4/368 High Street Road, Mount Waverley Vic 3149



 3  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

September quarter 2020: \$917,750

Comparable Properties



1/328-330 High Street Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 3  2  2

Price: \$740,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Townhouse (Res)



1/21 Wingate Av MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 2  1  1

Price: \$702,000
Method: Private Sale
Date: 24/07/2020
Property Type: Unit



3/461-463 High Street Rd MOUNT WAVERLEY 3149 (VG) **Agent Comments**

 2  -  -

Price: \$679,999
Method: Sale
Date: 11/06/2020
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.