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 | 6/20 Huntingtower Crescent, Mount Waverley Vic 3149 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,000,000 | & | \$1,100,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,002,111 | Pro | perty Type | Jnit | | Suburb | Mount Waverley |
|---------------|-------------|-----|------------|------|-------|--------|----------------|
| Period - From | 01/10/2019 | to | 30/09/2020 | S | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 2/13 Dean Av MOUNT WAVERLEY 3149 | \$1,030,000 | 20/06/2020 |
| 2 | 1/76 Hilton St MOUNT WAVERLEY 3149 | \$1,025,000 | 10/06/2020 |
| 3 | 1/48 Hilton St MOUNT WAVERLEY 3149 | \$1,000,000 | 04/07/2020 |

OR

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

| This Statement of Information was prepared on: | 01/12/2020 09:53 |
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|--|------------------|





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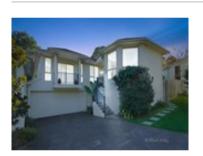
Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Unit Price**

Year ending September 2020: \$1,002,111



Property Type: Townhouse **Agent Comments**

Comparable Properties



2/13 Dean Av MOUNT WAVERLEY 3149 (REI/VG)

-- 3

Price: \$1,030,000

Method: Sold Before Auction

Date: 20/06/2020

Property Type: Townhouse (Res) Land Size: 314 sqm approx

Agent Comments



1/76 Hilton St MOUNT WAVERLEY 3149

(REI/VG)

Price: \$1,025,000

Method: Sold After Auction

Date: 10/06/2020 Property Type: Unit Agent Comments



1/48 Hilton St MOUNT WAVERLEY 3149

(REI/VG)

-3

Price: \$1,000,000 Method: Private Sale Date: 04/07/2020 Rooms: 5

Property Type: Unit

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



