

# 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

6/20 Huntingtower Crescent, Mount Waverley Vic 3149

### Indicative selling price

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

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

### Median sale price

Median price \$1,002,111 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2019 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	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 comparable properties 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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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

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



3 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



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

Agent Comments

3 2 2

**Price:** \$1,030,000

**Method:** Sold Before Auction

**Date:** 20/06/2020

**Property Type:** Townhouse (Res)

**Land Size:** 314 sqm approx



**1/76 Hilton St MOUNT WAVERLEY 3149**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$1,025,000

**Method:** Sold After Auction

**Date:** 10/06/2020

**Property Type:** Unit



**1/48 Hilton St MOUNT WAVERLEY 3149**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 04/07/2020

**Rooms:** 5

**Property Type:** Unit