

# 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

354 Highbury Road, 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,370,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2020

to 31/03/2021

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	490 Highbury Rd MOUNT WAVERLEY 3149	\$1,356,000	18/04/2021
2	28 Stephenson Rd MOUNT WAVERLEY 3149	\$1,250,000	01/05/2021
3	291 High Street Rd MOUNT WAVERLEY 3149	\$1,246,000	08/05/2021

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:

14/05/2021 15:39



 4  2  3

**Property Type:** House  
**Land Size:** 721 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
Year ending March 2021: \$1,370,000

## Comparable Properties



**490 Highbury Rd MOUNT WAVERLEY 3149 (REI)**

 3  1  -

**Price:** \$1,356,000  
**Method:** Auction Sale  
**Date:** 18/04/2021  
**Property Type:** House (Res)

**Agent Comments**

Offers fully renovated accommodation, land allotment 726 sqm, Mount Waverley Secondary College and Burwood East Primary School zone



**28 Stephenson Rd MOUNT WAVERLEY 3149 (REI)**

 3  2  2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** House (Res)

**Agent Comments**

Offers renovated accommodation, land allotment 738 sqm, Mount Waverley Secondary College and Mount Waverley North Primary School zone



**291 High Street Rd MOUNT WAVERLEY 3149 (REI)**

 3  2  1

**Price:** \$1,246,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)

**Agent Comments**

Offers renovated accommodation, land allotment 725 sqm, Mount Waverley Secondary College and Essex Height Primary School zone