

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

82 Hilton Street, Mount Waverley Vic 3149

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale priceMedian price \$1,456,000 House ☒ Unit ☐ Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017 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	72 Lechte Rd MOUNT WAVERLEY 3149	\$1,412,000	16/09/2017
2	46 Outlook Rd MOUNT WAVERLEY 3149	\$1,360,000	28/09/2017
3	57 Cratloe Rd MOUNT WAVERLEY 3149	\$1,360,000	17/06/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 June quarter 2017: \$1,456,000

Comparable Properties



72 Lechte Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,412,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 9
Property Type: House (Res)
Land Size: 721 sqm approx



46 Outlook Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,360,000
Method: Sold Before Auction
Date: 28/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 733 sqm approx



57 Cratloe Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,360,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 710 sqm approx