

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

1/566 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

2/15 KEVIN STREET MOUNT WAVERLEY VIC 3149	\$1,465,000	29-Jul-23
2/24 ATKINSON STREET CHADSTONE VIC 3148	\$1,060,000	03-Dec-23
2/38 HILLVIEW AVENUE MOUNT WAVERLEY VIC 3149	\$1,445,000	18-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 30 March 2024



**2/15 KEVIN STREET MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price **\$1,465,000** Sold Date **29-Jul-23**

Distance **0.49km**



**2/24 ATKINSON STREET
CHADSTONE VIC 3148**

4 3 2

Sold Price **\$1,060,000** Sold Date **03-Dec-23**

Distance **1.09km**



**2/38 HILLVIEW AVENUE MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price ^{RS} **\$1,445,000** Sold Date **18-Nov-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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