



3 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$830,000 - \$880,000
Median Unit Price
March quarter 2017: \$961,000

Comparable Properties



2/27 Portsmouth St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 2 2

Price: \$876,000
Method: Auction Sale
Date: 11/03/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 248 sqm



14/38 Sampson Dr MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 2 2

Price: \$835,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: Townhouse (Res)



1/7 Hakea Ct MOUNT WAVERLEY 3149 (REI) **Agent Comments**

2 1 2

Price: \$835,000
Method: Private Sale
Date: 12/01/2017
Rooms: 4
Property Type: Unit
Land Size: 227 sqm

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

7/20 Huntingtower Crescent, Mount Waverley Vic 3149

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

Range between \$830,000

&

\$880,000

Median sale price

Median price \$961,000

Unit X

Suburb Mount Waverley

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
2/27 Portsmouth St MOUNT WAVERLEY 3149	\$876,000	11/03/2017
14/38 Sampson Dr MOUNT WAVERLEY 3149	\$835,000	04/03/2017
1/7 Hakea Ct MOUNT WAVERLEY 3149	\$835,000	12/01/2017