

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

Unit 1/112-114 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$618,000

Median sale price

Median price \$917,149

House

Unit

X

Suburb

Mount Waverley

Period - From 01/01/2018

to

31/12/2018

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	2/7 May Park Av ASHWOOD 3147	\$666,000	22/09/2018
2	7/397 Warrigal Rd BURWOOD 3125	\$582,000	16/12/2018
3	3/46 High Street Rd ASHWOOD 3147	\$540,000	06/10/2018

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.



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



2/7 May Park Av ASHWOOD 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$666,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Unit



7/397 Warrigal Rd BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$582,000

Method: Auction Sale

Date: 16/12/2018

Rooms: 3

Property Type: Unit



3/46 High Street Rd ASHWOOD 3147 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: Unit