

# 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

31 Halliday Street, 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2021 to 30/06/2022 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	20 Sampson Dr, Mount Waverley, Vic 3149, Australia	\$2,410,000	26/03/2022
2	196 Huntingdale Rd MOUNT WAVERLEY 3149	\$2,400,000	15/07/2022
3	6 Woolert St ASHWOOD 3147	\$2,220,000	25/06/2022

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:

01/08/2022 12:49

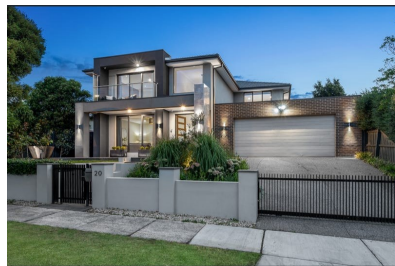


 5  3  2

**Property Type:** House  
**Land Size:** 722 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
Year ending June 2022: \$1,600,000

## Comparable Properties



**20 Sampson Dr, Mount Waverley, Vic 3149, Australia (REI)**

 5  5  2

**Price:** \$2,410,000  
**Method:**  
**Date:** 26/03/2022  
**Property Type:** House

**Agent Comments**

Newer and in MWSC School Zone 5 bedroom 5 bath



**196 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)**

 5  3  4

**Price:** \$2,400,000  
**Method:** Sold Before Auction  
**Date:** 15/07/2022  
**Property Type:** House (Res)  
**Land Size:** 741 sqm approx

**Agent Comments**

Brand New



**6 Woolert St ASHWOOD 3147 (REI)**

 4  2  2

**Price:** \$2,220,000  
**Method:** Auction Sale  
**Date:** 25/06/2022  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx

**Agent Comments**