

## 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 331 High Street Road, 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 \$950,000 & \$1,045,000

#### Median sale price

Median price \$1,218,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2019 to 30/06/2019 Source REIV

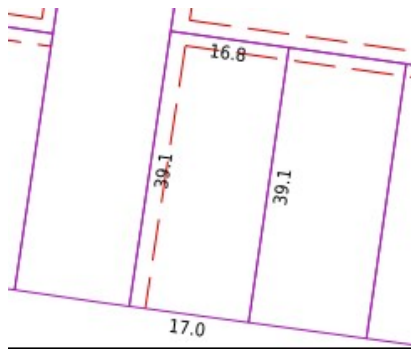
#### Comparable property sales (\*Delete A or B below as applicable)

**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	271 High Street Rd MOUNT WAVERLEY 3149	\$1,090,000	24/08/2019
2	374 High Street Rd MOUNT WAVERLEY 3149	\$1,060,000	24/05/2019
3	143 Huntingdale Rd ASHWOOD 3147	\$982,000	27/07/2019

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.



4   
 2   
 2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

June quarter 2019: \$1,218,000

## Comparable Properties



**271 High Street Rd MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

4   
 2   
 2

**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx



**374 High Street Rd MOUNT WAVERLEY 3149 (REI/VG)** **Agent Comments**

4   
 2   
 2

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 24/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 725 sqm approx



**143 Huntingdale Rd ASHWOOD 3147 (REI)** **Agent Comments**

3   
 1   
 2

**Price:** \$982,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx