

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 578 Huntingdale Road, Mount Waverley, VIC 3149

Indicative selling price

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

Single price \$1,149,000

or range between

&

Median sale price

Median price \$1,575,000

Property type House

Suburb MOUNT WAVERLEY

Period - From 13/11/2022

to

12/11/2023

Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	155 Huntingdale Road Oakleigh East Vic 3166	\$1,103,500	2023-10-14
2	161 Huntingdale Road Oakleigh East Vic 3166	\$1,030,000	2023-08-19
3	32 Arcadia Avenue Malvern East Vic 3145	\$1,069,700	2023-10-28

This Statement of Information was prepared on: 13/11/2023