

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

318 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 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

308 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$1,320,000	10-Dec-21
7 NYRANG STREET CHADSTONE VIC 3148	\$1,265,000	21-Apr-22
218 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,320,000	27-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 20 June 2022



308 HUNTINGDALE ROAD MOUNT
WAVERLEY VIC 3149

Sold Price
\$1,320,000

Sold Date
10-Dec-21

4

2

2

Distance -



7 NYRANG STREET CHADSTONE
VIC 3148

Sold Price
\$1,265,000

Sold Date
21-Apr-22

3

1

2

Distance 0.57km



218 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149

Sold Price
\$1,320,000

Sold Date
27-Nov-21

2

1

1

Distance -

RS = Recent sale UN = Undisclosed Sale

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