

# 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

28 Howell Drive, 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)

Single price

\$1,490,000

### Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Mount Waverley

Period - From

22/03/2021

to

21/03/2022

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	21 Leonie Av MOUNT WAVERLEY 3149	\$1,527,000	09/12/2021
2	11 Greenham Cr MOUNT WAVERLEY 3149	\$1,475,000	28/02/2022
3	40 Smyth St MOUNT WAVERLEY 3149	\$1,425,000	19/03/2022

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:

22/03/2022 16:11



 3  1  1

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,490,000

**Median House Price**

22/03/2021 - 21/03/2022: \$1,575,000

## Comparable Properties



**21 Leonie Av MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,527,000

**Method:** Auction Sale

**Date:** 09/12/2021

**Property Type:** House (Res)

**Land Size:** 730 sqm approx



**11 Greenham Cr MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,475,000

**Method:** Private Sale

**Date:** 28/02/2022

**Property Type:** House

**Land Size:** 784 sqm approx

Offers slightly bigger land allotment 784 sqm, similar accommodation



**40 Smyth St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** House (Res)

**Land Size:** 658 sqm approx

Offers slightly smaller land allotment 658 sqm, slightly bigger accommodation

**Account - Barry Plant** | P: 03 9803 0400 | F: 03 9803 0814