## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 28 Howell Drive, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$1,490,000							
Median sale price								
Median price	\$1,575,000	Pro	operty Type Hou	ISE	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.

Ade	dress 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









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**

SPECALIST	21 Leonie Av MOUNT WAVERLEY 3149 (REI/VG) 4 2 2 2 Price: \$1,527,000 Method: Auction Sale Date: 09/12/2021 Property Type: House (Res) Land Size: 730 sqm approx	Agent Comments
	11 Greenham Cr MOUNT WAVERLEY 3149 (REI) Price: \$1,475,000 Method: Private Sale Date: 28/02/2022 Property Type: House Land Size: 784 sqm approx	Agent Comments Offers slightly bigger land allotment 784 sqm, similar accommodation
	40 Smyth St MOUNT WAVERLEY 3149 (REI) 4 2 2 2 Price: \$1,425,000 Method: Auction Sale Date: 19/03/2022 Property Type: House (Res) Land Size: 658 sqm approx	Agent Comments Offers slightly samller land allotment 658 sqm, – slightly bigger accommodation

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



Propertydata

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