

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

478 Highbury Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,667,000

Property Type House

Suburb Mount Waverley

Period - From 01/01/2022

to

31/03/2022

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	14 Baringa St MOUNT WAVERLEY 3149	\$1,300,000	10/12/2021
2	107 Springvale Rd GLEN WAVERLEY 3150	\$1,256,000	05/03/2022
3	609 Springvale Rd VERMONT SOUTH 3133	\$1,210,000	10/02/2022

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:

25/05/2022 21:27



Rooms: Bedroom 4/ home office

Property Type: House

Land Size: 730 sqm approx

Agent Comments

garage, carport, workshop, office/ storage

Comparable Properties



14 Baringa St MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,300,000

Method: Sale

Date: 10/12/2021

Property Type: House (Res)

Land Size: 765 sqm approx

107 Springvale Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,256,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 661 sqm approx



609 Springvale Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Private Sale

Date: 10/02/2022

Property Type: House

Land Size: 657 sqm approx