

## 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 556 Huntingdale Road, 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)

Range between \$950,000 & \$1,045,000

#### Median sale price

Median price \$978,500 House Unit X Suburb Mount Waverley

Period - From 01/01/2018 to 31/03/2018 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	30b Lewton Rd MOUNT WAVERLEY 3149	\$1,025,000	13/02/2018
2	1/1 Donald St MOUNT WAVERLEY 3149	\$970,000	14/04/2018
3	72c Waverley Rd CHADSTONE 3148	\$945,000	18/04/2018

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.

556 Huntingdale Road, Mount Waverley Vic 3149

# McGrath

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

March quarter 2018: \$978,500



3 2 2

**Rooms:**

**Property Type:** Townhouse

**Land Size:** 458 sqm approx

**Agent Comments**

## Comparable Properties



**30b Lewton Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 13/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**1/1 Donald St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 1

**Price:** \$970,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 457 sqm approx



**72c Waverley Rd CHADSTONE 3148 (REI)**

**Agent Comments**

4 2 2

**Price:** \$945,000

**Method:** Private Sale

**Date:** 18/04/2018

**Rooms:** -

**Property Type:** Townhouse (Res)