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 395 High Street Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$1,403,500	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/07/2020	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	297 High Street Rd MOUNT WAVERLEY 3149	\$1,200,000	19/05/2021
2	340 High Street Rd MOUNT WAVERLEY 3149	\$1,076,000	08/05/2021
3			

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:

05/10/2021 15:45









Property Type: Agent Comments Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price Year ending June 2021: \$1,403,500

Comparable Properties



297 High Street Rd MOUNT WAVERLEY 3149 Agent Comments (REI/VG)



Price: \$1,200,000 Method: Sold Before Auction Date: 19/05/2021 Property Type: House (Res) Land Size: 725 sqm approx

340 High Street Rd MOUNT WAVERLEY 3149 Agent Comments



(REI)

Price: \$1,076,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res)

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.

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

propertydata



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