

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

395 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,403,500

Property Type House

Suburb Mount Waverley

Period - From 01/07/2020

to

30/06/2021

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	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

Comparable Properties



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

Agent Comments



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 (REI)

Agent Comments



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.