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

33 Briggs Street, Mount Waverley Vic 3149

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,335,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/10/2019	to	30/09/2020		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 six months 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	17 Dallas St MOUNT WAVERLEY 3149	\$1,450,000	11/12/2020
2	1 Harry Ct MOUNT WAVERLEY 3149	\$1,401,500	05/12/2020
3	10 Oakern St MOUNT WAVERLEY 3149	\$1,330,000	22/10/2020

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:

13/01/2021 10:02









Rooms: 7 Property Type: House (Previously Occupied - Detached) Land Size: 750 sqm approx Agent Comments

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** Year ending September 2020: \$1,335,000

Comparable Properties



17 Dallas St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 11/12/2020 Property Type: House

Agent Comments



έα). 4 Price: \$1,401,500 Method: Auction Sale Date: 05/12/2020

Property Type: House (Res) Land Size: 846 sqm approx

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1 Harry Ct MOUNT WAVERLEY 3149 (REI)



10 Oakern St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,330,000 Method: Auction Sale Date: 22/10/2020 Property Type: House (Res) Land Size: 726 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.