

## 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

38 Hillview Avenue, 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 \$1,260,000 & \$1,380,000

## Median sale price

Median price \$1,369,500 House X Unit Suburb Mount Waverley

Period - From 01/07/2016 to 30/06/2017 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	31 Hillview Av MOUNT WAVERLEY 3149	\$1,391,000	29/04/2017
2	28 Donald St MOUNT WAVERLEY 3149	\$1,350,000	15/07/2017
3	14 Oakern St MOUNT WAVERLEY 3149	\$1,290,000	22/04/2017

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.

38 Hillview Avenue, Mount Waverley Vic 3149

# McGrath

Con Lazogas

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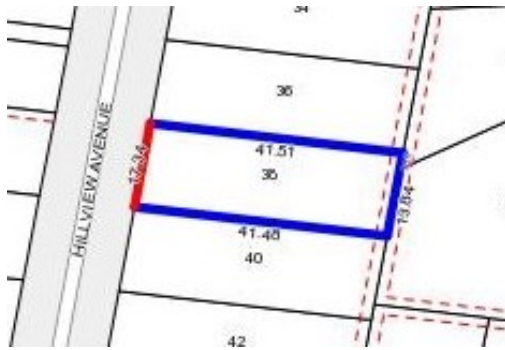
conlazogas@mcgrath.com.au

**Indicative Selling Price**

\$1,260,000 - \$1,380,000

**Median House Price**

Year ending June 2017: \$1,369,500



3 1 2

**Rooms:**

**Property Type:** House

**Land Size:** 728 sqm approx

Agent Comments

Neat 3 bedroom, 1 bathroom home 728 sqm approx

## Comparable Properties



**31 Hillview Av MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,391,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**28 Donald St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

2 1 1

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**14 Oakern St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3 1 2

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 750 sqm approx

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

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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.