

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

334 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2020 to 31/03/2021 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	379 High Street Rd MOUNT WAVERLEY 3149	\$1,328,000	27/03/2021
2	10 Park Rd MOUNT WAVERLEY 3149	\$1,400,000	06/06/2021
3	3 Damon Rd MOUNT WAVERLEY 3149	\$1,400,000	13/03/2021

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:

30/06/2021 13:56



 5  3  3

Rooms: 8
Property Type: House
Land Size: 802.883 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
Year ending March 2021: \$1,370,000

Comparable Properties



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

Agent Comments

 6  2  2

Price: \$1,328,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 856 sqm approx



10 Park Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  2  3

Price: \$1,400,000
Method: Private Sale
Date: 06/06/2021
Property Type: House



3 Damon Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 763 sqm approx