

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

2/70 Hilton Street Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

1/54 Hilton Street Mount Waverley VIC 3149	\$1,260,000	03-Jul-21
1/212 Lawrence Road Mount Waverley VIC 3149	\$1,270,000	19-Jul-21
31 Pamay Road Mount Waverley VIC 3149	\$1,105,000	24-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 29 September 2021



1/54 Hilton Street Mount Waverley VIC 3149

Sold Price

\$1,260,000

Sold Date

03-Jul-21

3

2

2

Distance

0.16km



1/212 Lawrence Road Mount Waverley VIC 3149

Sold Price

^{RS}\$1,270,000

Sold Date

19-Jul-21

3

2

2

Distance

0.6km



31 Pamay Road Mount Waverley VIC 3149

Sold Price

\$1,105,000

Sold Date

24-Apr-21

3

2

2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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