hockingstuart

Mark Watkins 03) 9807 9522 0411 396 264 mwatkins@hockingstuart.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2017: \$1,390,000



Rooms: Property Type: Strata Unit/Flat **Agent Comments** GORDON ROAD

Comparable Properties



2/451 Highbury Rd BURWOOD EAST 3151



Price: \$1,200,000

Method: Sold Before Auction

Date: 25/03/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2/1 Lucerne St MOUNT WAVERLEY 3149 (REI) Agent Comments





Price: \$1,190,000 Method: Private Sale Date: 26/04/2017

Rooms: 7

Property Type: Townhouse (Single)



36 Hilton St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments





Price: \$1,175,000

Method: Sold Before Auction

Date: 09/12/2016

Rooms: 7

Property Type: Townhouse (Res)

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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	1/60 Hilton Street, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

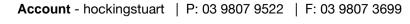
Median sale price

Median price	\$1,390,000	Н	ouse	Х	S	uburb	Mount Waverley
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	/

Comparable property sales

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
2/451 Highbury Rd BURWOOD EAST 3151	\$1,200,000	25/03/2017
2/1 Lucerne St MOUNT WAVERLEY 3149	\$1,190,000	26/04/2017
36 Hilton St MOUNT WAVERLEY 3149	\$1,175,000	09/12/2016







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