

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

620 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,450,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/04/2017

to

31/03/2018

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	91 Osborne Av MOUNT WAVERLEY 3149	\$1,101,000	29/01/2018
2	16 Melissa St MOUNT WAVERLEY 3149	\$1,065,000	05/03/2018
3	27 Solomon St MOUNT WAVERLEY 3149	\$1,000,000	17/03/2018

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.

620 Huntingdale Road, Mount Waverley Vic 3149

McGrath

George Koutsopoulos

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2018: \$1,450,000



3 1 1

Rooms:

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



91 Osborne Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 1

Price: \$1,101,000

Method: Private Sale

Date: 29/01/2018

Rooms: -

Property Type: House

Land Size: 660 sqm approx

16 Melissa St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,065,000

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: House

Land Size: 665 sqm approx



27 Solomon St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 660 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.