

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 36 Hillview Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,430,000

House

X

Unit

Suburb

Mount Waverley

Period - From 01/01/2018

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	11 French St MOUNT WAVERLEY 3149	\$1,315,000	30/06/2018
2	13 Hillside Rd MOUNT WAVERLEY 3149	\$1,286,000	28/03/2018
3	2 Bradstreet Rd MOUNT WAVERLEY 3149	\$1,220,000	02/06/2018

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.



4 2 2

Rooms: 6
Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000

Median House Price
March quarter 2018: \$1,430,000

Comparable Properties



11 French St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 2 1

Price: \$1,315,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 798 sqm approx



13 Hillside Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

4 1 3

Price: \$1,286,000
Method: Private Sale
Date: 28/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 723 sqm approx



2 Bradstreet Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 1 1

Price: \$1,220,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 728 sqm approx