

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 2/336 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$895,000 House Unit X Suburb Mount Waverley

Period - From 01/07/2017 to 30/09/2017 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	4/5 Yileen Ct ASHWOOD 3147	\$945,000	09/12/2017
2	1/102 Waverley Rd CHADSTONE 3148	\$901,000	19/08/2017
3	3/1 Rae St CHADSTONE 3148	\$865,000	26/08/2017

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.

2/336 Huntingdale Road, Mount Waverley Vic 3149

McGrath

George Koutsopoulos

03 8547 0888

0468 942 014

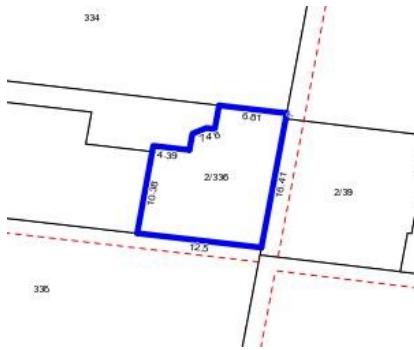
georgekoutsopoulos@mcgrath.com.au

Indicative Selling Price

\$860,000 - \$940,000

Median Unit Price

September quarter 2017: \$895,000



3 2 2

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/5 Yileen Ct ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$945,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 251 sqm approx



1/102 Waverley Rd CHADSTONE 3148 (REI)

Agent Comments

3 2 1

Price: \$901,000

Method: Private Sale

Date: 19/08/2017

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 328 sqm approx



3/1 Rae St CHADSTONE 3148 (REI/VG)

Agent Comments

3 2 1

Price: \$865,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: Townhouse (Res)