

## 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 2/112 Huntingdale Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$600,000

#### Median sale price

Median price \$1,040,000 House Unit X Suburb Mount Waverley

Period - From 01/10/2017 to 31/12/2017 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	6 Tea Tree La BURWOOD 3125	\$618,000	10/10/2017
2	1/10 Binalong Av CHADSTONE 3148	\$565,000	14/09/2017
3	203/151 Huntingdale Rd ASHWOOD 3147	\$562,000	05/12/2017

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.

2/112 Huntingdale Road, Mount Waverley Vic 3149

# McGrath

Con Lazogas

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0417 303 556

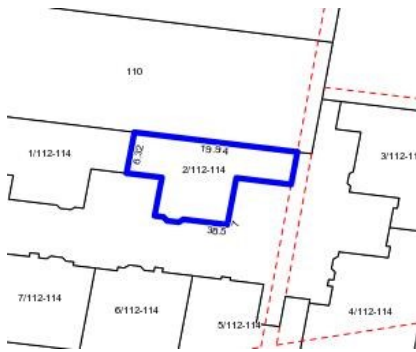
conlazogas@mcgrath.com.au

**Indicative Selling Price**

\$580,000 - \$600,000

**Median Unit Price**

December quarter 2017: \$1,040,000



2 1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**6 Tea Tree La BURWOOD 3125 (VG)**

**Agent Comments**

2 - -

**Price:** \$618,000

**Method:** Sale

**Date:** 10/10/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**1/10 Binalong Av CHADSTONE 3148 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 14/09/2017

**Rooms:** -

**Property Type:** Unit

**203/151 Huntingdale Rd ASHWOOD 3147 (VG)**

**Agent Comments**

- - -

**Price:** \$562,000

**Method:** Sale

**Date:** 05/12/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat