

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

296 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$910,000

&

\$1,000,000

Median sale price

Median price \$1,304,750

Property Type House

Suburb Mount Waverley

Period - From 01/01/2020

to

31/03/2020

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	564 Huntingdale Rd MOUNT WAVERLEY 3149	\$995,000	18/03/2020
2	618 Huntingdale Rd MOUNT WAVERLEY 3149	\$955,000	17/12/2019
3	533 Stephenson Rd MOUNT WAVERLEY 3149	\$925,000	14/12/2019

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.~~

This Statement of Information was prepared on:

07/06/2020 12:52

296 Waverley Road, Mount Waverley Vic 3149



PhilipWebb

David Blundell

03 8870 2888

0448 170 152

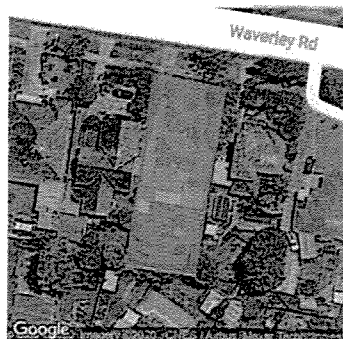
dblundell@philipwebb.com.au

Indicative Selling Price

\$910,000 - \$1,000,000

Median House Price

March quarter 2020: \$1,304,750



3 bedrooms, 1 bathroom, 1 car

Property Type: House (Previously Occupied - Detached)

Land Size: 741 sqm approx

Agent Comments

Comparable Properties



564 Huntingdale Rd MOUNT WAVERLEY 3149 Agent Comments
(REI/VG)

3 bedrooms, 1 bathroom, 1 car

Price: \$995,000

Method: Sold Before Auction

Date: 18/03/2020

Property Type: House (Res)

Land Size: 691 sqm approx



618 Huntingdale Rd MOUNT WAVERLEY 3149 Agent Comments
(REI/VG)

3 bedrooms, 1 bathroom, 2 cars

Price: \$955,000

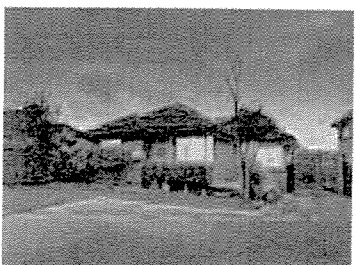
Method: Private Sale

Date: 17/12/2019

Rooms: 5

Property Type: House

Land Size: 648 sqm approx



533 Stephensons Rd MOUNT WAVERLEY 3149 Agent Comments
(REI/VG)

3 bedrooms, 1 bathroom, 1 car

Price: \$925,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 657 sqm approx

Account - Philip Webb



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.