

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

82 Hillview Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Mount Waverley

Period - From 01/01/2021

to 31/12/2021

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	302 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,390,000	04/11/2021
2	218 Waverley Rd MOUNT WAVERLEY 3149	\$1,320,000	27/11/2021
3	31 Stanley Av MOUNT WAVERLEY 3149	\$1,300,022	18/12/2021

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:

16/02/2022 14:02



 3  2  2

Rooms: 6
Property Type: House
Land Size: Approx. 738 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price
Year ending December 2021: \$1,560,000

Comparable Properties



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

 3  2  2

Price: \$1,390,000
Method: Sold Before Auction
Date: 04/11/2021
Property Type: House (Res)
Land Size: 726 sqm approx



218 Waverley Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 2  1  2

Price: \$1,320,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 745 sqm approx



31 Stanley Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 3  1  4

Price: \$1,300,022
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 785 sqm approx