

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 41 Hillview Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,456,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017 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	38 Hillview Av MOUNT WAVERLEY 3149	\$1,430,000	26/08/2017
2	31 Hillview Av MOUNT WAVERLEY 3149	\$1,391,000	29/04/2017
3	14 Oakern St MOUNT WAVERLEY 3149	\$1,290,000	22/04/2017

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.



Rooms:
Property Type: House
Agent Comments

Comparable Properties



38 Hillview Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



High side of the road. House very neat and tidy inside

Price: \$1,430,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 728 sqm approx



31 Hillview Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Very good house inside, closer to train line

Price: \$1,391,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx



14 Oakern St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Slightly bigger land than subject, but location not as good

Price: \$1,290,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 750 sqm approx