

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

328 Highbury Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2020 to 31/03/2021 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	308 Highbury Rd MOUNT WAVERLEY 3149	\$992,000	30/12/2020
2	3 Sunhill Av BURWOOD 3125	\$1,057,000	02/06/2021
3	145 Highbury Rd BURWOOD 3125	\$960,000	15/05/2021

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:

04/06/2021 12:09



Property Type:

Agent Comments

Comparable Properties



308 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$992,000

Method: Private Sale

Date: 30/12/2020

Rooms: 6

Property Type: House

Land Size: 483 sqm approx



3 Sunhill Av BURWOOD 3125 (REI)

Agent Comments



Price: \$1,057,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House

Land Size: 598 sqm approx



145 Highbury Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 711 sqm approx