## 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	328 Highbury Road, Mount Waverley Vic 3149
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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### Median sale price

Median price	\$1,370,000	Pro	perty 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

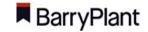
Add	dress of comparable property	Price	Date of sale
1	308 Highbury Rd MOUNT WAVERLEY 3149	\$992,000	30/12/2020
2	3 Sunhill Av BURWOOD 3125	\$1,057,000	02/06/2021
3	145 Highbury Rd BURWOOD 3125	\$960,000	15/05/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending March 2021: \$1,370,000





# Comparable Properties



308 Highbury Rd MOUNT WAVERLEY 3149

(REI)

4 4





Price: \$992,000 Method: Private Sale Date: 30/12/2020 Rooms: 6

Property Type: House Land Size: 483 sqm approx **Agent Comments** 



3 Sunhill Av BURWOOD 3125 (REI)

**-**





**a** 

Price: \$1,057,000

Method: Sold Before Auction

Date: 02/06/2021 Property Type: House Land Size: 598 sqm approx **Agent Comments** 



145 Highbury Rd BURWOOD 3125 (REI)

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Price: \$960,000 Method: Auction Sale Date: 15/05/2021

**Property Type:** House (Res) **Land Size:** 711 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



