

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	19 Hillside 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 \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,216,500	Hou	se X	Unit		Sı	uburb	Mount Waverley
Period - From	01/07/2018	to	30/06/2019		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

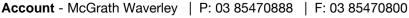
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property **Price** Date of sale 1 135 Huntingdale Rd ASHWOOD 3147 \$1,108,000 10/08/2019 2 24/04/2019 43 Darbyshire Rd MOUNT WAVERLEY 3149 \$1,076,101 3 27 Prospect St MOUNT WAVERLEY 3149 \$1,065,000 16/05/2019

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.









McGrath





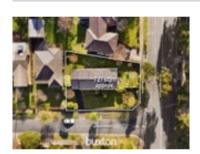
Rooms:

Property Type: House Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** Year ending June 2019: \$1,216,500

Comparable Properties



135 Huntingdale Rd ASHWOOD 3147 (REI)

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Price: \$1,108,000 Method: Auction Sale Date: 10/08/2019

Rooms: -

Property Type: House (Res) Land Size: 727 sqm approx

Agent Comments



43 Darbyshire Rd MOUNT WAVERLEY 3149

(REI/VG)

1 3





Price: \$1,076,101 Method: Private Sale Date: 24/04/2019

Rooms: 4

Property Type: House Land Size: 728 sqm approx **Agent Comments**



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Price: \$1,065,000

Method: Sold Before Auction

Date: 16/05/2019

Rooms: -

Property Type: House Land Size: 715 sqm approx

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





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