

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 19 Hillside Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,216,500 House X Unit Suburb Mount Waverley

Period - From 01/07/2018 to 30/06/2019 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	135 Huntingdale Rd ASHWOOD 3147	\$1,108,000	10/08/2019
2	43 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,076,101	24/04/2019
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.



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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) **Agent Comments**

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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



43 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

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Price: \$1,076,101
Method: Private Sale
Date: 24/04/2019
Rooms: 4
Property Type: House
Land Size: 728 sqm approx

27 Prospect St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

2 1 1

Price: \$1,065,000
Method: Sold Before Auction
Date: 16/05/2019
Rooms: -
Property Type: House
Land Size: 715 sqm approx