

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 119/436 - 442 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$1,108,250 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2020 to 31/12/2020 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	4/8 Power Av ASHWOOD 3147	\$448,000	12/10/2020
2	1/315-319 Huntingdale Rd CHADSTONE 3148	\$445,000	31/10/2020
3	209/83-85 Drummond St OAKLEIGH 3166	\$375,000	05/10/2020

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: 03/02/2021 10:57

119/436 - 442 Huntingdale Road, Mount Waverley Vic 3149



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2020: \$1,108,250

Comparable Properties



4/8 Power Av ASHWOOD 3147 (REI)

Agent Comments

 2  1  1

Price: \$448,000

Method: Private Sale

Date: 12/10/2020

Property Type: Apartment



1/315-319 Huntingdale Rd CHADSTONE 3148 (VG)

Agent Comments

 2  -  -

Price: \$445,000

Method: Sale

Date: 31/10/2020

Property Type: Flat/Unit/Apartment (Res)



209/83-85 Drummond St OAKLEIGH 3166 (REI/VG)

Agent Comments

 1  1  1

Price: \$375,000

Method: Private Sale

Date: 05/10/2020

Property Type: Apartment

Account - Area Specialist - Real Estate



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.