

## 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

364 Highbury Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,900,000

&

\$2,000,000

#### Median sale price

Median price

\$1,470,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/10/2017

to

31/12/2017

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	9 Emerald St MOUNT WAVERLEY 3149	\$2,080,000	28/10/2017
2	28 Samuel Rd BLACKBURN SOUTH 3130	\$1,955,000	28/10/2017
3	4 Inverell Av MOUNT WAVERLEY 3149	\$1,950,000	18/09/2017

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.



**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

Brand new luxury home. Exceptional designer style and a lavish level of finish. In Mount Waverley Secondary College catchment.

**Indicative Selling Price**

\$1,900,000 - \$2,000,000

**Median House Price**

December quarter 2017: \$1,470,000

## Comparable Properties



**9 Emerald St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



Three year old property

**Price:** \$2,080,000

**Method:** Private Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House (Res)



**28 Samuel Rd BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



5 bedroom double story big house

**Price:** \$1,955,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 6

**Property Type:** House (Res)



**4 Inverell Av MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**



5 bedroom double story house in Mt Waverley Secondary School Catchment.

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 18/09/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 725 sqm approx