

Jellis Craig

Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1&2/34 Hilton St, Mount Waverley

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

Single price

Unit 1 – 4 bedroom, 3 bathroom, double garage	\$1,420,000
Unit 2 – 4 bedroom, 3 bathroom, single garage	\$1,220,000
	\$*
	\$*
	\$*

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,040,000

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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 2 – 4 bedroom, 3 bathroom, single garage	1 1/292 Highbury Rd, Mount Waverley	\$ 1,271,000	18/12/2017
	2 2/2 Una St, Mount Waverley	\$ 1,225,000	09/10/2017
	3 1/7 Vasey Ave, Mount Waverley	\$ 1,200,800	10/01/2018

OR

Unit 1 – 4 bedroom, 3 bathroom, double garage

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

jellisraig.com.au

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