

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

2/2 Howell Drive, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/10/2018

to

30/09/2019

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	1/416 Stephenson Rd MOUNT WAVERLEY 3149	\$1,100,000	19/10/2019
2	1/566 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,050,000	07/10/2019
3	2/9 Madison Ct MOUNT WAVERLEY 3149	\$1,002,000	05/10/2019

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.~~

This Statement of Information was prepared on:

16/11/2019 15:40

2/2 Howell Drive, Mount Waverley Vic 3149

**Jellis
Craig**

Wilson Shi

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Indicative Selling Price

\$1,100,000

Median Unit Price

Year ending September 2019: \$950,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



**1/416 Stephenson Rd MOUNT WAVERLEY
3149 (REI)**

Agent Comments

4 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Townhouse (Res)

Land Size: 409 sqm approx



**1/566 Huntingdale Rd MOUNT WAVERLEY
3149 (REI)**

Agent Comments

4 3 2

Price: \$1,050,000

Method: Private Sale

Date: 07/10/2019

Property Type: Townhouse (Single)



2/9 Madison Ct MOUNT WAVERLEY 3149 (REI) Agent Comments

3 2 2

Price: \$1,002,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Townhouse (Res)

Land Size: 213 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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.