# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

36 Howard Avenue, Mount Waverley Vic 3149
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#### Indicative selling price

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

Single price \$1,700,000

#### Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/01/2021	to	31/03/2021		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

1	2 Cremin Ct MOUNT WAVERLEY 3149	\$1,550,000	24/05/2021
2	16 St Albans St MOUNT WAVERLEY 3149	\$1,852,000	17/04/2021
3	14 Charlton St MOUNT WAVERLEY 3149	\$1,850,000	15/03/2021

#### 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:	07/06/2021 11:46



Date of sale







Rooms: 5

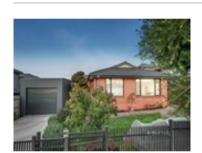
Property Type: House Land Size: 697 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,700,000 **Median House Price** 

March quarter 2021: \$1,500,000

# Comparable Properties



2 Cremin Ct MOUNT WAVERLEY 3149 (REI)

Price: \$1,550,000 Method: Auction Sale Date: 24/05/2021 Property Type: House

Land Size: 653 sqm approx

**Agent Comments** 



16 St Albans St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,852,000 Method: Auction Sale Date: 17/04/2021

Property Type: House (Res) Land Size: 723 sqm approx



14 Charlton St MOUNT WAVERLEY 3149

(REI/VG)

**--**4

Price: \$1,850,000

Method: Sold Before Auction

Date: 15/03/2021

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



