

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

2&3/34 Hilton Street, 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
Townhouse 2 – 4 Bedroom, 3 bathroom, single garage	\$1,220,000
Townhouse 3 – 4 Bedroom 3 bathroom, double garage	\$1,320,000
	\$*
	\$*
	\$*

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
Townhouse 2 – 4 Bedroom, 3bathroom, single garage	2/2 Una St, Mount Waverley	\$1,225,000	09/10/2017
	1/47 Doynton Pde, Mount Waverley	\$1,220,000	09/09/2017
	1/406 High St Rd, Mount Waverley	\$1,200,000	31/07/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse 3 – 4 bedroom, 3 bathroom, double garage	2/29 Mummery St, Mount Waverley	\$1,375,000	08/07/2017
	1/47 Doynton Pde, Mount Waverley	\$1,220,000	09/09/2017
	1/406 High St Rd, Mount Waverley	\$1,200,000	31/07/2017

OR

~~**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.~~

jelliscraig.com.au

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