

# STATEMENT OF INFORMATION

3/3 HOLSKAMP STREET, MOUNT WAVERLEY, VIC 3149

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/3 HOLSKAMP STREET, MOUNT**

 3  2  2

Indicative Selling Price

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

Price Range: **1,400,000 to 1,540,000**

Provided by: Tyne Zenner, Woodards Mt Waverley

## MEDIAN SALE PRICE



**MOUNT WAVERLEY, VIC, 3149**

Suburb Median Sale Price (Unit)

**\$860,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**1/21 VIRGINIA ST, MOUNT WAVERLEY, VIC**

 3  2  3

Sale Price

**\*\$1,430,000**

Sale Date: 03/03/2018

Distance from Property: 582m



**6 GALLERY PL, MOUNT WAVERLEY, VIC 3149**

 3  2  2

Sale Price

**\$1,542,000**

Sale Date: 21/10/2017

Distance from Property: 568m



**1/60 HILTON ST, MOUNT WAVERLEY, VIC 3149**

 4  2  2

Sale Price

**\$1,405,000**

Sale Date: 05/08/2017

Distance from Property: 1.3km



This report has been compiled on 08/03/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/3 HOLSKAMP STREET, 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)

Price Range: 1,400,000 to 1,540,000

### Median sale price

Median price

\$860,000

House

Unit

X

Suburb

MOUNT WAVERLEY

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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
1/21 VIRGINIA ST, MOUNT WAVERLEY, VIC 3149	*\$1,430,000	03/03/2018
6 GALLERY PL, MOUNT WAVERLEY, VIC 3149	\$1,542,000	21/10/2017
1/60 HILTON ST, MOUNT WAVERLEY, VIC 3149	\$1,405,000	05/08/2017