

# **STATEMENT OF INFORMATION**

29 BLUE HILLS AVENUE, MOUNT WAVERLEY, VIC 3149 PREPARED BY KRISTIANA KARAKOSTAS, WOODARDS MT WAVERLEY

# woodards 🚾

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



\$1,500,000 to \$1,600,000

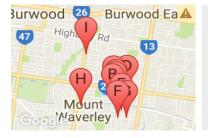
Provided by: Kristiana Karakostas, Woodards Mt Waverley

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



Land size 727m2 (approx)

## **MEDIAN SALE PRICE**



# **MOUNT WAVERLEY, VIC, 3149**

Suburb Median Sale Price (House)

\$1,425,000

**Price Range:** 

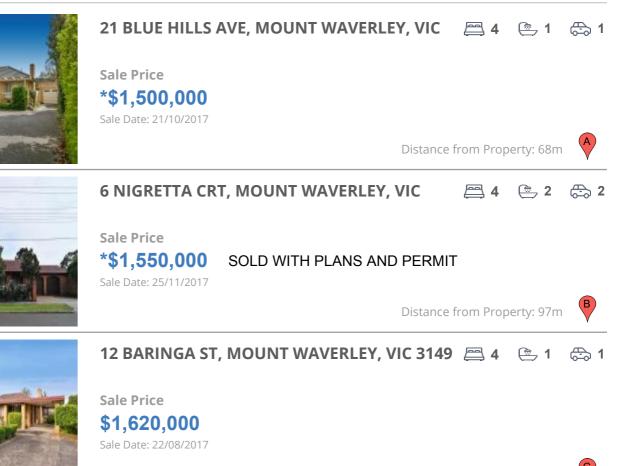
01 July 2017 to 31 December 2017

**Indicative Selling Price** 

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.



Distance from Property: 167m

### This report has been compiled on 05/02/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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#### 3 GOWAN RD, MOUNT WAVERLEY, VIC 3149 🛛 📇 4 🕀 1 **2**

**Sale Price** \$1,590,000 Sale Date: 22/08/2017

Distance from Property: 358m

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# 6 MUNRO AVE, MOUNT WAVERLEY, VIC 3149 🛛 📇 3 ھ 1 **Sale Price** \*\$1,648,000 Sale Date: 30/10/2017

4 MONTGOMERY AVE, MOUNT WAVERLEY,

Distance from Property: 363m

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# **Sale Price**



Sale Date: 16/08/2017







13 MONTGOMERY AVE, MOUNT WAVERLEY, 🛛 📇 3 🕀 1 🚓 2 **Sale Price** \$1,650,000 Sale Date: 16/08/2017 Distance from Property: 610m 9 AMBER GR, MOUNT WAVERLEY, VIC 3149 四 4 ھ (ھ Æ 1 **Sale Price** SOLD WITH PLANS AND PERMIT \*\$1,720,000 Sale Date: 13/12/2017

Distance from Property: 930m

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### 52 STEPHENSONS RD, MOUNT WAVERLEY, 🛛 📇 3 🕀 4 🚓 2

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**Sale Price** \$1,700,000 Sale Date: 21/11/2017

### SOLD WITH PLANS AND PERMIT

Distance from Property: 1.5km



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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 29 BLUE HILLS AVENUE, MOUNT WAVERLEY, VIC 3149

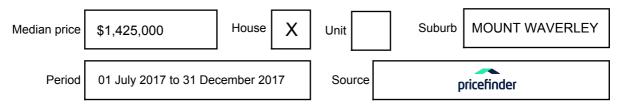
### Indicative selling price

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

Price Range:

\$1,500,000 to \$1,600,000

### Median sale price



### **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
21 BLUE HILLS AVE, MOUNT WAVERLEY, VIC 3149	*\$1,500,000	21/10/2017
6 NIGRETTA CRT, MOUNT WAVERLEY, VIC 3149 PLANS	I "& I 550 000	25/11/2017
12 BARINGA ST, MOUNT WAVERLEY, VIC 3149	\$1,620,000	22/08/2017
3 GOWAN RD, MOUNT WAVERLEY, VIC 3149	\$1,590,000	22/08/2017

6 MUNRO AVE, MOUNT WAVERLEY, VIC 3149	*\$1,648,000	30/10/2017
4 MONTGOMERY AVE, MOUNT WAVERLEY, VIC 3149	*\$1,730,000	16/08/2017
13 MONTGOMERY AVE, MOUNT WAVERLEY, VIC 3149	\$1,650,000	16/08/2017
9 AMBER GR, MOUNT WAVERLEY, VIC 3149 PLANS & PERMIT	*\$1,720,000	13/12/2017
52 STEPHENSONS RD, MOUNT WAVERLEY, VIC 3149 <sup>PLANS &amp;</sup>	\$1,700,000	21/11/2017