

# STATEMENT OF INFORMATION

29 BLUE HILLS AVENUE, MOUNT WAVERLEY, VIC 3149

PREPARED BY KRISTIANA KARAKOSTAS, WOODARDS MT WAVERLEY

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29 BLUE HILLS AVENUE, MOUNT**

 3  1  1

**Indicative Selling Price**

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

**Price Range: \$1,500,000 to \$1,600,000**

Provided by: Kristiana Karakostas, Woodards Mt Waverley

## MEDIAN SALE PRICE



**MOUNT WAVERLEY, VIC, 3149**

Suburb Median Sale Price (House)

**\$1,425,000**

01 July 2017 to 31 December 2017

Provided by: 

## 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.



**21 BLUE HILLS AVE, MOUNT WAVERLEY, VIC**

 4  1  1

Sale Price

**\*\$1,500,000**

Sale Date: 21/10/2017

Distance from Property: 68m



**6 NIGRETTA CRT, MOUNT WAVERLEY, VIC**

 4  2  2

Sale Price

**\*\$1,550,000** SOLD WITH PLANS AND PERMIT

Sale Date: 25/11/2017

Distance from Property: 97m



**12 BARINGA ST, MOUNT WAVERLEY, VIC 3149**

 4  1  1

Sale Price

**\$1,620,000**

Sale Date: 22/08/2017

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](http://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



**6 MUNRO AVE, MOUNT WAVERLEY, VIC 3149**

 3  1  2

Sale Price  
**\*\$1,648,000**

Sale Date: 30/10/2017

Distance from Property: 363m



**4 MONTGOMERY AVE, MOUNT WAVERLEY,**

 3  3  1

Sale Price  
**\*\$1,730,000**

Sale Date: 16/08/2017

Distance from Property: 545m



**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**

 4  1  1

Sale Price  
**\*\$1,720,000**

Sale Date: 13/12/2017

**SOLD WITH PLANS AND PERMIT**

Distance from Property: 930m





52 STEPHENSONS RD, MOUNT WAVERLEY,



Sale Price

**\$1,700,000**

SOLD WITH PLANS AND PERMIT

Sale Date: 21/11/2017

Distance from Property: 1.5km



## 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](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,500,000 to \$1,600,000

### Median sale price

Median price \$1,425,000

House

Unit

Suburb

MOUNT WAVERLEY

Period 01 July 2017 to 31 December 2017

Source



### 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 & PERMIT	*\$1,550,000	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	PLANS & PERMIT	\$1,700,000	21/11/2017