

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Address  
Including suburb and  
postcode

1/34 Hilton 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)

Single price \$1,380,000

#### Median sale price

Median price \$920,000

House

Unit

X

Suburb

Mount Waverley

Period - From 01/07/2017

to 30/06/2018

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	Price	Date of sale
1		
2		
3		

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.

1/34 Hilton Street, Mount Waverley Vic 3149

**Jellis  
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**Indicative Selling Price**

\$1,380,000

**Median Unit Price**

Year ending June 2018: \$920,000



 4    3    2

**Rooms:**

**Property Type:** Townhouse

**Agent Comments**

Architecturally designed street-front house-like town residence - last one of three remaining. Within the MWSC catchment.

## Comparable Properties



**27a Doynton Pde MOUNT WAVERLEY 3149  
(REI/VG)**

**Agent Comments**

 4    3    2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 10/05/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 419 sqm approx

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.