

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

3 Howell Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,450,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/04/2017

to

31/03/2018

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	8 Jeffrey St MOUNT WAVERLEY 3149	\$1,440,000	24/03/2018
2	11 Viewbank Rd MOUNT WAVERLEY 3149	\$1,320,000	05/05/2018
3	9 Wallabah St MOUNT WAVERLEY 3149	\$1,285,000	24/03/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 850 sqm approx

Agent Comments

5 bedroom solid brick double storey house with 853sqm of land located in the MWSC catchment.

Comparable Properties

8 Jeffrey St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 850 sqm approx



11 Viewbank Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 761 sqm approx



9 Wallabah St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,285,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 804 sqm approx