Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	29 Huntingtower Crescent, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000	Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,660,000	Pro	perty Type H	louse		Suburb	Mount Waverley
Period - From	01/07/2023	to	30/09/2023	9	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

Add	dress of comparable property	Price	Date of sale
1	9 Farquharson St MOUNT WAVERLEY 3149	\$2,252,500	18/09/2023
2	2 Virginia St MOUNT WAVERLEY 3149	\$2,228,000	09/09/2023
3	10 Doynton Pde MOUNT WAVERLEY 3149	\$2,010,000	21/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/12/2023 09:59





Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

\$2,000,000 - \$2,200,000 **Median House Price** September quarter 2023: \$1,660,000

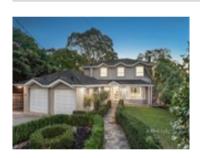
Indicative Selling Price



Property Type: House Land Size: 556 sqm approx

Agent Comments

Comparable Properties



9 Farquharson St MOUNT WAVERLEY 3149

(REI)

- 5

Price: \$2,252,500 Method: Private Sale Date: 18/09/2023 Property Type: House Land Size: 755 sqm approx **Agent Comments**



2 Virginia St MOUNT WAVERLEY 3149 (REI)

-5

Price: \$2,228,000 Method: Auction Sale

Date: 09/09/2023 Property Type: House (Res) Land Size: 880 sqm approx **Agent Comments**



10 Doynton Pde MOUNT WAVERLEY 3149

(REI)

Price: \$2,010,000 Method: Auction Sale **Date:** 21/10/2023

Property Type: House (Res) Land Size: 768 sqm approx

Agent Comments

