## 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 Huxtable Street, Mount Waverley Vic 3149

### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |                |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------------|
| Range betweer   | \$1,700,000       |      | &            |      | \$1,800,000 |      |        |                |
| Median sale p   | rice              |      |              |      |             |      |        |                |
| Median price    | \$1,660,000       | Pro  | operty Type  | Vac  | ant land    |      | Suburb | Mount Waverley |
| Period - From   | 12/03/2023        | to   | 11/03/2024   |      | So          | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property     | Price       | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1   | 50 Hilton St MOUNT WAVERLEY 3149 | \$1,790,000 | 11/11/2023   |
| 2   |                                  |             |              |
| 3   |                                  |             |              |

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

12/03/2024 12:43



3 Huxtable Street, Mount Waverley Vic 3149







**Property Type:** Land **Land Size:** 741 sqm approx Agent Comments Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median Land Price 12/03/2023 - 11/03/2024: \$1,660,000

# **Comparable Properties**



50 Hilton St MOUNT WAVERLEY 3149 (REI) Agent Comments

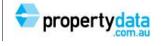


Price: \$1,790,000 Method: Auction Sale Date: 11/11/2023 Property Type: Land (Res) Land Size: 811 sqm approx

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.

Account - Jellis Craig | P: 03 88498088





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