

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 consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,660,000 Property Type Vacant land Suburb Mount Waverley

Period - From 12/03/2023 to 11/03/2024 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 | 50 Hilton St MOUNT WAVERLEY 3149 | \$1,790,000 | 11/11/2023 |
| 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.~~

This Statement of Information was prepared on: 12/03/2024 12:43

3 Huxtable Street, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median Land Price

12/03/2023 - 11/03/2024: \$1,660,000



4 2 3

Property Type: Land

Land Size: 741 sqm approx

Agent Comments

Comparable Properties



50 Hilton St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 -

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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