## 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

50 Hilton Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,580,000		&		\$1,680,000			
Median sale p	rice							
Median price	\$1,660,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	81 Hilton St MOUNT WAVERLEY 3149	\$1,700,000	19/08/2023
2	2 Milliara St MOUNT WAVERLEY 3149	\$1,660,000	07/10/2023
3	27 Aldrin Dr MOUNT WAVERLEY 3149	\$1,540,000	19/08/2023

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:

16/10/2023 10:53





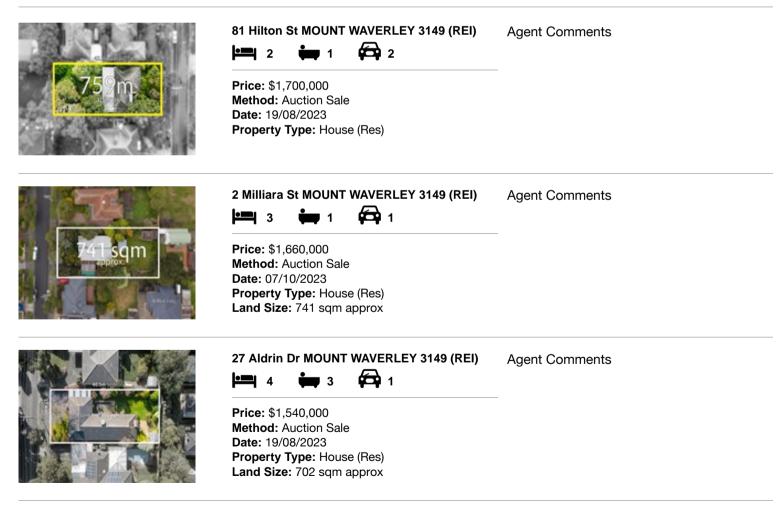
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**Property Type:** Land **Land Size:** 808 sqm approx Agent Comments 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price September quarter 2023: \$1,660,000

# **Comparable Properties**



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