

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

2/71 HILTON STREET MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1/68 ALICE STREET MOUNT WAVERLEY VIC 3149	\$1,240,000	24-Feb-24
4 PALM COURT MOUNT WAVERLEY VIC 3149	\$1,260,000	03-Apr-24
1/14 KIERS AVENUE MOUNT WAVERLEY VIC 3149	\$1,311,500	04-Nov-23

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 6 months.

This Statement of Information was prepared on: 21 June 2024



**1/68 ALICE STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,240,000** Sold Date **24-Feb-24**

Distance **1.04km**

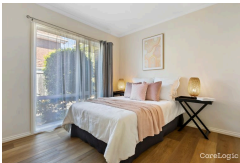


**4 PALM COURT MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,260,000** Sold Date **03-Apr-24**

Distance **0.93km**



**1/14 KIERS AVENUE MOUNT
WAVERLEY VIC 3149**

 3  2  -

Sold Price **\$1,311,500** Sold Date **04-Nov-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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