

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

9 Aldrin Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,314,000

Property Type House

Suburb Mount Waverley

Period - From 01/10/2020

to 31/12/2020

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	11 Carrington Ct BURWOOD EAST 3151	\$1,520,000	21/10/2020
2	23 Sevenoaks Rd BURWOOD EAST 3151	\$1,398,080	02/12/2020
3	1 Aster Ct MOUNT WAVERLEY 3149	\$1,390,000	04/12/2020

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:

28/01/2021 10:40

9 Aldrin Drive, Mount Waverley Vic 3149

**Jellis
Craig**

Janet Fleet

9908 5700

0438 466 221

janetfleet@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2020: \$1,314,000



5 3 2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



11 Carrington Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments

6 2 2

Price: \$1,520,000

Method: Private Sale

Date: 21/10/2020

Property Type: House

Land Size: 610 sqm approx



23 Sevenoaks Rd BURWOOD EAST 3151 (REI) Agent Comments

4 3 2

Price: \$1,398,080

Method: Private Sale

Date: 02/12/2020

Property Type: House



1 Aster Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,390,000

Method: Sold Before Auction

Date: 04/12/2020

Property Type: House (Res)

Land Size: 721 sqm approx

Account - Jellis Craig | P: 03 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.