

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	18 Albert Street, Mount Waverley Vic 3149
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,250,000
nalige between	\$1,200,000	α	\$1,230,000

#### Median sale price

Median price	\$1,215,000	Hou	ıse X	Unit			Suburb	Mount Waverley
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

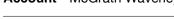
#### Comparable property sales (\*Delete A or B below as applicable)

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 17 Alvie Rd MOUNT WAVERLEY 3149 \$1,250,000 04/03/2019 2 25 Rosaline Av MOUNT WAVERLEY 3149 \$1,246,000 17/02/2019 3 27 Howard Av MOUNT WAVERLEY 3149 \$1,153,000 18/03/2019

#### 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.





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## **McGrath**





Rooms:

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments

**Indicative Selling Price** \$1,200,000 - \$1,250,000 **Median House Price** December quarter 2018: \$1,215,000

### Comparable Properties



17 Alvie Rd MOUNT WAVERLEY 3149 (REI)

**9** 3



Price: \$1,250,000 Method: Private Sale Date: 04/03/2019

Rooms: -

Property Type: House (Res) Land Size: 729 sqm approx



25 Rosaline Av MOUNT WAVERLEY 3149 (REI) Agent Comments

**-**





**Price:** \$1,246,000

Method: Sold After Auction

Date: 17/02/2019

Rooms: -

Property Type: House (Res) Land Size: 721 sqm approx



27 Howard Av MOUNT WAVERLEY 3149 (REI)





Price: \$1,153,000

Method: Sold Before Auction

Date: 18/03/2019

Rooms: -

Property Type: Land Land Size: 685 sqm approx

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800



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**Agent Comments** 

Agent Comments