

## 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

18 Albert Street, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,250,000

#### Median sale price

Median price

\$1,215,000

House

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.



3 1 1

**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)**

**Agent Comments**

3 2 1

**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**

3 2 2

**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)**

**Agent Comments**

1 1 -

**Price:** \$1,153,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 685 sqm approx