

# 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 3/17-19 St Albans 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)

Price Range

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,262,500

Property Type

House

Suburb

Mount Waverley (3149)

Period - From

21/02/2021

to

20/02/2022

Source

REIV

### Comparable property sales

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
2/11 ARTHURSON STREET, MOUNT WAVERLEY VIC 3149	\$1,300,000	29/09/2021
2/42 CHARLTON STREET, MOUNT WAVERLEY VIC 3149	\$1,261,888	19/10/2021
2/41 KEMP AVENUE, MOUNT WAVERLEY VIC 3149	\$1,255,000	18/12/2021

This Statement of Information was prepared on: 21/02/2022