

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

1/38 Irving Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,190,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/10/2021

to

31/12/2021

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	2/42 Charlton St MOUNT WAVERLEY 3149	\$1,261,888	19/10/2021
2	2/41 Kemp Av MOUNT WAVERLEY 3149	\$1,255,000	18/12/2021
3	2/30 Albert St MOUNT WAVERLEY 3149	\$1,210,000	13/10/2021

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:

24/01/2022 20:10



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

December quarter 2021: \$1,190,000

Comparable Properties



2/42 Charlton St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,261,888

Method: Sold Before Auction

Date: 19/10/2021

Property Type: Unit



2/41 Kemp Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,255,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Unit

Land Size: 302 sqm approx



2/30 Albert St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 13/10/2021

Property Type: Unit

Land Size: 444 sqm approx

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