Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

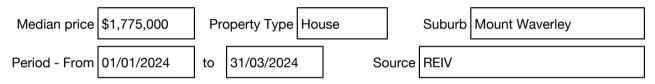
Including suburb and postcode

Address 55 Alvie Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$1,650,000			

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	16 Alvie Rd MOUNT WAVERLEY 3149	\$1,670,000	09/12/2023
2	50 Albert St MOUNT WAVERLEY 3149	\$1,657,000	02/03/2024
3	57 Headingley Rd MOUNT WAVERLEY 3149	\$1,635,000	02/04/2024

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:

26/04/2024 16:06









Property Type: House (Res) **Land Size:** 802 sqm approx Agent Comments Indicative Selling Price \$1,650,000 Median House Price March quarter 2024: \$1,775,000

Comparable Properties



16 Alvie Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,670,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 734 sqm approx



50 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,657,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 725 sqm approx



57 Headingley Rd MOUNT WAVERLEY 3149 Agent Comments (REI)



Price: \$1,635,000 Method: Private Sale Date: 02/04/2024 Property Type: House (Res) Land Size: 770 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700





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