

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

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

Median price

\$1,775,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2024

to

31/03/2024

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	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 Headingly 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



3 1 2

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**

3 2 2

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**

3 1 -

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 (REI) **Agent Comments**

4 2 2

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

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