





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 ALVIE ROAD, MOUNT WAVERLEY, VIC 🕮 - 😂 -







Indicative Selling Price

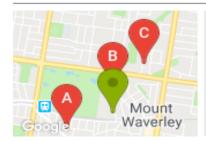
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$1,300,000

Provided by: Tyne Zenner, Woodards Mt Waverley

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (House)

\$1,280,000

01 April 2018 to 31 March 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 IRVING ST, MOUNT WAVERLEY, VIC 3149







Sale Price

\$1,308,500

Sale Date: 08/12/2018

Distance from Property: 640m





17 ALVIE RD, MOUNT WAVERLEY, VIC 3149







Sale Price

*\$1,250,000

Sale Date: 04/03/2019

Distance from Property: 381m





60 ALICE ST, MOUNT WAVERLEY, VIC 3149







Sale Price

\$1,231,000

Sale Date: 07/03/2019

Distance from Property: 824m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	55 ALVIE ROAD, MOLINT WAVERLEY, VIC 3149
---	--

Indicative selling price

 	-t +h:-			consumer	· .:		/	
meaning	or mis	DITCH:	200	consumer	MIC: C	เกง ลแ	/HINGER	amonna
 mouning	OI UIIO	PIICC	000	COLICALLICI		10 v . u u	, an laci	quoting

Single Price:	\$1,300,000
ŭ	, , ,

Median sale price

Median price	\$1,280,000	House	X	Unit	Suburb	MOUNT WAVERLEY
Period	01 April 2018 to 31 March 2019			Source	p	oricefinder

Comparable property sales

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
8 IRVING ST, MOUNT WAVERLEY, VIC 3149	\$1,308,500	08/12/2018
17 ALVIE RD, MOUNT WAVERLEY, VIC 3149	*\$1,250,000	04/03/2019
60 ALICE ST, MOUNT WAVERLEY, VIC 3149	\$1,231,000	07/03/2019

