

STATEMENT OF INFORMATION

73 ALBERT STREET, MOUNT WAVERLEY, VIC 3149

PREPARED BY KRISTIANA KARAKOSTAS, WOODARDS MT WAVERLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



73 ALBERT STREET, MOUNT WAVERLEY,  4  1  2

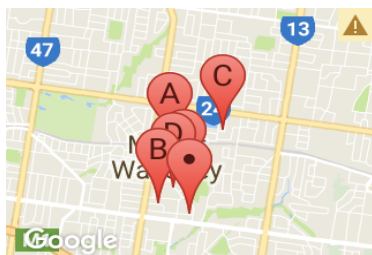
Indicative Selling Price

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

Price Range: \$1,350,000 to \$1,450,000

Provided by: Kristiana Karakostas, Woodards Mt Waverley

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (House)

\$1,400,000

01 April 2017 to 31 March 2018

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.



23 AMBER GR, MOUNT WAVERLEY, VIC 3149

 3  1  1

Sale Price

***\$1,400,000**

Sale Date: 25/11/2017

Distance from Property: 979m



39 CHARLTON ST, MOUNT WAVERLEY, VIC

 3  2  4

Sale Price

\$1,550,000

Sale Date: 17/12/2017

Distance from Property: 427m



5 UNA ST, MOUNT WAVERLEY, VIC 3149

 3  1  2

Sale Price

***\$1,318,000**

Sale Date: 10/02/2018

Distance from Property: 1.3km



This report has been compiled on 08/06/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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37 THE HWY, MOUNT WAVERLEY, VIC 3149

 4  1  2

Sale Price

****\$1,530,000**

Sale Date: 17/03/2018

Distance from Property: 422m



32 BRUCE ST, MOUNT WAVERLEY, VIC 3149

 3  1  1

Sale Price

***\$1,225,000**

Sale Date: 02/06/2018

Distance from Property: 419m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

73 ALBERT STREET, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Price Range:

\$1,350,000 to \$1,450,000

Median sale price

Median price

\$1,400,000

House

X

Unit

Suburb

MOUNT WAVERLEY

Period

01 April 2017 to 31 March 2018

Source



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
23 AMBER GR, MOUNT WAVERLEY, VIC 3149	*\$1,400,000	25/11/2017
39 CHARLTON ST, MOUNT WAVERLEY, VIC 3149	\$1,550,000	17/12/2017
5 UNA ST, MOUNT WAVERLEY, VIC 3149	*\$1,318,000	10/02/2018
37 THE HWY, MOUNT WAVERLEY, VIC 3149	**\$1,530,000	17/03/2018

32 BRUCE ST, MOUNT WAVERLEY, VIC 3149	*\$1,225,000	02/06/2018
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