

STATEMENT OF INFORMATION

2/42 ALBERT STREET, MOUNT WAVERLEY, VIC 3149

PREPARED BY PETER KLADOURIS, WOODARDS MOUNT WAVERLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/42 ALBERT STREET, MOUNT

 4  3  2

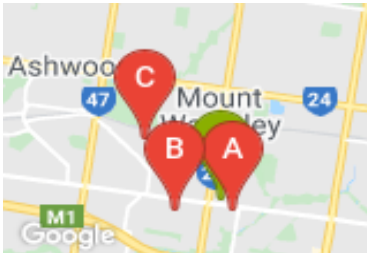
Indicative Selling Price

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

Price Range: \$1,300,000 to \$1,430,000

Provided by: Peter Kladouris, Woodards Mount Waverley

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (Unit)

\$1,050,000

01 July 2020 to 30 June 2021

Provided by: 

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.



1/8 JOANNA CRT, MOUNT WAVERLEY, VIC

 4  3  2

Sale Price

***\$1,311,007**

Sale Date: 08/05/2021

Distance from Property: 190m



2/12 BALES ST, MOUNT WAVERLEY, VIC 3149

 4  3  2

Sale Price

\$1,330,000

Sale Date: 15/05/2021

Distance from Property: 634m



VICTORIAN COVID-19 RESTRICTIONS			
Property Inspection	Open Home	Valuation	Appraisal
<ul style="list-style-type: none"> Inspection is an essential part of the buying process and is permitted by the Victorian Government. Inspection is permitted for all properties, including those with a 'Red' or 'Orange' status. Inspection is permitted for all properties, including those with a 'Red' or 'Orange' status. Inspection is permitted for all properties, including those with a 'Red' or 'Orange' status. 	<ul style="list-style-type: none"> Open Home is an essential part of the buying process and is permitted by the Victorian Government. Open Home is permitted for all properties, including those with a 'Red' or 'Orange' status. Open Home is permitted for all properties, including those with a 'Red' or 'Orange' status. Open Home is permitted for all properties, including those with a 'Red' or 'Orange' status. 	<ul style="list-style-type: none"> Valuation is an essential part of the buying process and is permitted by the Victorian Government. Valuation is permitted for all properties, including those with a 'Red' or 'Orange' status. Valuation is permitted for all properties, including those with a 'Red' or 'Orange' status. Valuation is permitted for all properties, including those with a 'Red' or 'Orange' status. 	<ul style="list-style-type: none"> Appraisal is an essential part of the buying process and is permitted by the Victorian Government. Appraisal is permitted for all properties, including those with a 'Red' or 'Orange' status. Appraisal is permitted for all properties, including those with a 'Red' or 'Orange' status. Appraisal is permitted for all properties, including those with a 'Red' or 'Orange' status.

1/35 IRVING ST, MOUNT WAVERLEY, VIC 3149

 4  2  2

Sale Price

***\$1,370,000**

Sale Date: 21/08/2021

Distance from Property: 1.4km



This report has been compiled on 21/09/2021 by Woodards Mount Waverley. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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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

Address
Including suburb and
postcode

2/42 ALBERT STREET, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,430,000

Median sale price

Median price

\$1,050,000

Property type

Unit

Suburb

MOUNT WAVERLEY

Period

01 July 2020 to 30 June 2021

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

1/8 JOANNA CRT, MOUNT WAVERLEY, VIC 3149	*\$1,311,007	08/05/2021
2/12 BALES ST, MOUNT WAVERLEY, VIC 3149	\$1,330,000	15/05/2021
1/35 IRVING ST, MOUNT WAVERLEY, VIC 3149	*\$1,370,000	21/08/2021

This Statement of Information was prepared on:

21/09/2021