

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

27 Albert Street, Mount Waverley, VIC 3149

Indicative selling price

Single Price or Range between

\$1,250,000 - \$1,350,000

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

Median sale price

Median Price
\$1,190,000

Property Type
House

Suburb
MOUNT WAVERLEY

Period From
21/03/2019

Period To
17/09/2019

Source
Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**35 WAVE AVENUE
MOUNT WAVERLEY**

3 1 2

Price \$1,255,000
Date of Sale 09/08/2019
Land 723 sqm



**2 DAMON ROAD
MOUNT WAVERLEY**

3 2 2

Price \$1,303,000
Date of Sale 03/08/2019
Land 738 sqm



**18 RHONDA STREET
MOUNT WAVERLEY**

3 1 2

Price \$1,322,000
Date of Sale 20/07/2019
Land 746 sqm