

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 13 Albert Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,389,000

Median sale price

Median price \$900,000 House Unit Suburb Mount Waverley

Period - From 01/01/2019 to 31/03/2019 Source REIV

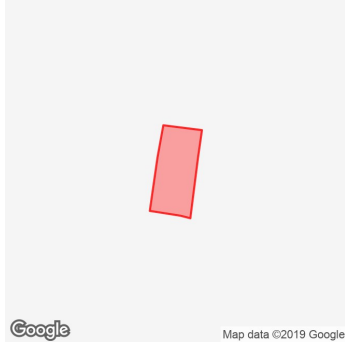
Comparable property sales (*Delete A or B below as applicable)

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	2/47 Windsor Av MOUNT WAVERLEY 3149	\$1,320,500	30/11/2018
2	47b Hillview Av MOUNT WAVERLEY 3149	\$1,320,000	24/11/2018
3	2/26 Mount Pleasant Dr MOUNT WAVERLEY 3149	\$1,285,000	06/04/2019

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.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 725 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,389,000
Median Unit Price
March quarter 2019: \$900,000

Comparable Properties



2/47 Windsor Av MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,320,500
Method: Auction Sale
Date: 30/11/2018
Rooms: -
Property Type: Townhouse (Res)



47b Hillview Av MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,320,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Townhouse (Res)



2/26 Mount Pleasant Dr MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,285,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 366 sqm approx