

### 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

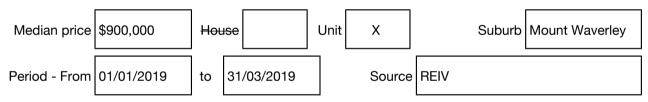
13 Albert Street, Mount Waverley Vic 3149

#### Indicative selling price

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

Single price \$1,389,000

#### Median sale price



#### 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.

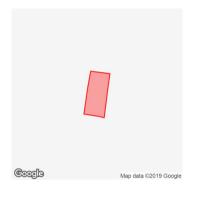
Account - Roger Davis Wheelers Hill | P: 03 95605000

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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<br>(REI/VG)<br>3 2 2 2<br>Price: \$1,320,500  | Agent Comments |
|---|----------------|
| Method: Auction Sale<br>Date: 30/11/2018<br>Rooms: -<br>Property Type: Townhouse (Res)  |                |
| 47b Hillview Av MOUNT WAVERLEY 3149<br>(REI/VG)<br>→ 4 → 3 → 2<br>Price: \$1,320,000<br>Method: Auction Sale<br>Date: 24/11/2018<br>Rooms: -<br>Property Type: Townhouse (Res)                              | Agent Comments |
| 2/26 Mount Pleasant Dr MOUNT WAVERLEY<br>3149 (REI)<br>2 2 2 2<br>Price: \$1,285,000<br>Method: Auction Sale<br>Date: 06/04/2019<br>Rooms: -<br>Property Type: Townhouse (Res)<br>Land Size: 366 sqm approx | Agent Comments |

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REIV

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