

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,438,000

#### Median sale price

Median price \$900,000

House

Unit

X

Suburb

Mount Waverley

Period - From 01/01/2019

to 31/03/2019

Source REIV

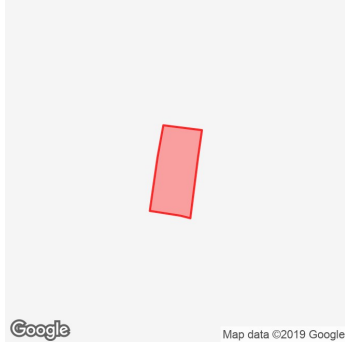
#### Comparable property sales (\*Delete A or B below as applicable)

**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**  
\$1,438,000  
**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