

# 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

1/13 St Albans 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)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,304,444 Property Type Townhouse Suburb Mount Waverley

Period - From 13/11/2022 to 12/11/2023 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	9A Susan Ct MOUNT WAVERLEY 3149	\$1,880,000	04/10/2023
2	2/10 Yarrabee Ct MOUNT WAVERLEY 3149	\$1,700,000	28/10/2023
3	3 Graham St GLEN WAVERLEY 3150	\$1,658,888	21/09/2023

**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.~~

This Statement of Information was prepared on: 13/11/2023 13:05

1/13 St Albans Street, Mount Waverley Vic 3149

**Jellis  
Craig**

Costa Calaitzis

8849 8088

0400 110 489

costacalaitzis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median Townhouse Price**

13/11/2022 - 12/11/2023: \$1,304,444



 4    3    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**9A Susan Ct MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 4    3    1

**Price:** \$1,880,000

**Method:** Sold Before Auction

**Date:** 04/10/2023

**Property Type:** Townhouse (Res)



**2/10 Yarrabee Ct MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Res)



**3 Graham St GLEN WAVERLEY 3150 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,658,888

**Method:** Private Sale

**Date:** 21/09/2023

**Property Type:** House

**Land Size:** 400 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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