

# 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

10 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)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,725,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2023 to 30/06/2023 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	52 Alvie Rd MOUNT WAVERLEY 3149	\$1,680,000	15/07/2023
2	29 Wallabah St MOUNT WAVERLEY 3149	\$1,615,500	24/06/2023
3	22 Cheviot Rd MOUNT WAVERLEY 3149	\$1,580,000	03/03/2023

**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:

20/07/2023 15:23



**Property Type:**

**Land Size:** 732 sqm approx

**Agent Comments**

## Comparable Properties



**52 Alvie Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** House (Res)

**29 Wallabah St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,615,500

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 727 sqm approx



**22 Cheviot Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**



**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 03/03/2023

**Property Type:** House (Res)

**Land Size:** 768 sqm approx