# 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

16 Alvie Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,620,000	Pro	operty Type	Ηοι	ISE		Suburb	Mount Waverley
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	27 Hillside Rd MOUNT WAVERLEY 3149	\$1,600,000	30/10/2023
2	42 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,600,000	07/08/2023
3	25 Oak Hill Rd MOUNT WAVERLEY 3149	\$1,580,000	07/10/2023

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:

10/11/2023 13:12



16 Alvie Road, Mount Waverley Vic 3149



Costa Calaitzis 8849 8088 0400 110 489





**Property Type:** House **Land Size:** 734 sqm approx Agent Comments costacalaitzis@jelliscraig.com.au Indicative Selling Price \$1,500,000 - \$1,600,000

Median House Price Year ending September 2023: \$1,620,000

# **Comparable Properties**



27 Hillside Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,600,000 Method: Sold Before Auction Date: 30/10/2023 Property Type: House Land Size: 713 sqm approx

42 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,600,000 Method: Private Sale Date: 07/08/2023 Property Type: House (Res) Land Size: 856 sqm approx



25 Oak Hill Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,580,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 873 sqm approx

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





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