

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

28 Alice Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,780,000 & \$1,880,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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	21 Gwynne St MOUNT WAVERLEY 3149	\$1,880,000	23/12/2023
2	6 Bauer Ct BURWOOD 3125	\$1,810,000	26/02/2024
3	16 Jacqueline Rd MOUNT WAVERLEY 3149	\$1,777,000	02/03/2024

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:

25/03/2024 15:29



Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



21 Gwynne St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,880,000

Method: Private Sale

Date: 23/12/2023

Property Type: House

Land Size: 825 sqm approx



6 Bauer Ct BURWOOD 3125 (REI)

Agent Comments



Price: \$1,810,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 862 sqm approx



16 Jacqueline Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,777,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 728 sqm approx