

# 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

38b Price Avenue, Mount Waverley Vic 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,680,000
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 & 

\$1,780,000
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### Median sale price

Median price 

\$1,304,444
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 Property Type 

Townhouse
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 Suburb 

Mount Waverley
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Period - From 

18/04/2023
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 to 

17/04/2024
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 Source 

REIV
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### 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	1/28 Albert St MOUNT WAVERLEY 3149	\$1,781,000	16/03/2024
2	1/13 St Albans St MOUNT WAVERLEY 3149	\$1,726,000	04/03/2024
3	1/16 Ophir Rd MOUNT WAVERLEY 3149	\$1,678,000	02/12/2023

**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: 

18/04/2024 10:46
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**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/28 Albert St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,781,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)



**1/13 St Albans St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,726,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 338 sqm approx



**1/16 Ophir Rd MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments



**Price:** \$1,678,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 342 sqm approx