

# 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

1/4 Judith Court, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,080,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2023 to 30/09/2023 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	2/12 Catherine Av MOUNT WAVERLEY 3149	\$1,150,000	06/12/2023
2	1/11 Savige Av MOUNT WAVERLEY 3149	\$1,139,000	16/12/2023
3	2/26 Bales St MOUNT WAVERLEY 3149	\$1,090,000	16/11/2023

**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: 09/01/2024 13:34



**Property Type:** House (Res)

**Land Size:** 477 sqm approx

Agent Comments

## Comparable Properties



**2/12 Catherine Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,150,000

**Method:** Sold Before Auction

**Date:** 06/12/2023

**Property Type:** House (Res)

**Land Size:** 262 sqm approx



**1/11 Savge Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,139,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit

**Land Size:** 308 sqm approx



**2/26 Bales St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** Unit

**Land Size:** 407 sqm approx