

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 WATERLILY COURT WATERWAYS VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,680,000

&

\$1,830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,690,000

Property type

House

Suburb

Waterways

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

12 BLACK SWAN LANE WATERWAYS VIC 3195	\$1,718,888	21-Nov-23
7 MARRIOTT DRIVE KEYSBOROUGH VIC 3173	\$1,680,000	04-Nov-23

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 6 months.

This Statement of Information was prepared on: 18 December 2023

Grace Bai

M 0412083861

E grace.bai@janssenco.com.au



**12 BLACK SWAN LANE
WATERWAYS VIC 3195**

 4  2  2

Sold Price ^{RS} **\$1,718,888** Sold Date **21-Nov-23**

Distance **0.26km**



**7 MARRIOTT DRIVE
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price ^{RS} **\$1,680,000** Sold Date **04-Nov-23**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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