

## 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

13 NAGARA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,380,000

&

\$2,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,612,250

Property type

House

Suburb

Mount Waverley

Period-from

01 Feb 2023

to

31 Jan 2024

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

|  |             |           |
|--|-------------|-----------|
| 9 FARQUHARSON STREET MOUNT WAVERLEY VIC 3149 | \$2,252,500 | 18-Sep-23 |
| 225 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149    | \$2,461,000 | 29-Nov-23 |
| 2 LEMON GROVE MOUNT WAVERLEY VIC 3149        | \$2,680,000 | 17-Sep-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: 27 February 2024

**9 FARQUHARSON STREET MOUNT  
WAVERLEY VIC 3149**

5 3 2

Sold Price

**\$2,252,500**

Sold Date

**18-Sep-23**

Distance

**1.46km****225 LAWRENCE ROAD MOUNT  
WAVERLEY VIC 3149**

5 3 3

Sold Price

**\$2,461,000**

Sold Date

**29-Nov-23**

Distance

**1.25km****2 LEMON GROVE MOUNT  
WAVERLEY VIC 3149**

4 3 3

Sold Price

**\$2,680,000**

Sold Date

**17-Sep-23**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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