

## 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

16 MAGENTA 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Nov 2022

to

31 Oct 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

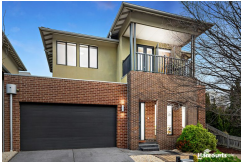
Date of sale

5 CINNABAR AVENUE MOUNT WAVERLEY VIC 3149	\$1,525,000	26-Aug-23
3 SOLFERINO CLOSE MOUNT WAVERLEY VIC 3149	\$1,415,000	04-Jul-23
1 OCHRE PLACE MOUNT WAVERLEY VIC 3149	\$1,300,000	21-Jun-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: 22 November 2023


**5 CINNABAR AVENUE MOUNT  
WAVERLEY VIC 3149**
 4   
  2   
  2

 Sold Price <sup>RS</sup> **\$1,525,000** Sold Date **26-Aug-23**

 Distance **0.09km**

**3 SOLFERINO CLOSE MOUNT  
WAVERLEY VIC 3149**
 4   
  2   
  2

 Sold Price **\$1,415,000** Sold Date **04-Jul-23**

 Distance **0.06km**

**1 OCHRE PLACE MOUNT  
WAVERLEY VIC 3149**
 4   
  2   
  2

 Sold Price **\$1,300,000** Sold Date **21-Jun-23**

 Distance **0.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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