

# 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

4A Janfourd Court, 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 

\$1,050,000
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 & 

\$1,150,000
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### Median sale price

Median price 

\$1,308,888
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 Property Type 

Townhouse
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 Suburb 

Mount Waverley
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Period - From 

06/11/2022
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 to 

05/11/2023
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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	82a Lemont Av MOUNT WAVERLEY 3149	\$1,120,000	01/08/2023
2	26 Wallabah St MOUNT WAVERLEY 3149	\$1,106,000	09/09/2023
3	7C Hampton Ct GLEN WAVERLEY 3150	\$1,093,000	26/08/2023

**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: 

06/11/2023 14:13
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