## 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

7 Joanna Court, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$970,000	&	\$1,050,0	\$1,050,000					
Median sale pr	rice			_					
Median price	\$1,660,000	Property Type	e House	] Su	burb	Mount Waverley			
Period - From	13/04/2023	to 12/04/202	24 Se	ource RE	IV				

### 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.

Ad	dress of comparable property	Price	Date of sale
1	1/4 Judith Ct MOUNT WAVERLEY 3149	\$1,201,500	16/03/2024
2	1 Coolarn St MOUNT WAVERLEY 3149	\$1,200,000	09/12/2023
3	10 Russell Cr MOUNT WAVERLEY 3149	\$1,000,000	28/10/2023

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:

13/04/2024 16:06









Property Type: House (Previously Occupied - Detached) Land Size: 480 sqm approx Agent Comments Indicative Selling Price \$970,000 - \$1,050,000 Median House Price 13/04/2023 - 12/04/2024: \$1,660,000

# **Comparable Properties**

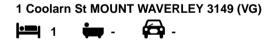


1/4 Judith Ct MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,201,500 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 479 sqm approx

Agent Comments



Price: \$1,200,000 Method: Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 769 sqm approx



10 Russell Cr MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,000,000 Method: Auction Sale Date: 28/10/2023 Property Type: House Land Size: 790 sqm approx

#### Account - 11 North | P: 1300 353 836



propertydata

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