

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 between \$970,000 & \$1,050,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 13/04/2023 to 12/04/2024 Source REIV

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	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



1 Coolarn St MOUNT WAVERLEY 3149 (VG)

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

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