

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

3/2 Yangoora Court Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,305,000

Property type

Other

Suburb

Mount Waverley

Period-from

01 Mar 2020

to

28 Feb 2021

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

| | | |
|--|-------------|-----------|
| 1/12 Edna Street Mount Waverley VIC 3149 | \$1,110,000 | 27-Feb-21 |
| 2/8 Edna Street Mount Waverley VIC 3149 | \$1,000,000 | 20-Feb-21 |
| 6/20 Huntingtower Crescent Mount Waverley VIC 3149 | \$996,000 | 11-Jan-21 |

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: 09 March 2021



1/12 Edna Street Mount Waverley VIC 3149

4
 1
 2

Sold Price

^{RS} **\$1,110,000**

Sold Date

27-Feb-21

Distance

1.19km



2/8 Edna Street Mount Waverley VIC 3149

3
 2
 2

Sold Price

^{RS} **\$1,000,000**

Sold Date

20-Feb-21

Distance

1.25km



6/20 Huntingtower Crescent Mount Waverley VIC 3149

3
 2
 2

Sold Price

^{RS} **\$996,000**

Sold Date

11-Jan-21

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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