

# 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

2/4 Judith 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)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,279,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

29/04/2021

to

28/04/2022

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		
2		
3		

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:

29/04/2022 13:29



3   2   1

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 242 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

29/04/2021 - 28/04/2022: \$1,279,000

## Comparable Properties

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.

**Account** - Harcourts Vermont South | P: 03 98861008