Statement of Information

Single residential property located in the Melbourne metropolitan area

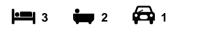
Section 47AF of the Estate Agents Act 1980

Property offered for	or sale							
Addres Including suburb ar postcod	nd	2/4 Judith Court, Mount Waverley Vic 3149						
Indicative selling p	orice							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$1,	,000,000	\$1,100,000						
Median sale price								
Median price \$1,2	79,000 Pr	roperty Type T	ownhouse	S	uburb	Mount Wave	erley	
Period - From 29/0	4/2021 to	28/04/2022	So	urceR	EIV			
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					Pr	ice	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:					n:	29/04/2022 13:29		









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





