

# 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

13 Pindan 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

\$1,250,000

&

\$1,375,000

### Median sale price

Median price

\$1,594,444

Property Type

House

Suburb

MOUNT WAVERLEY

Period - From

21/05/2024

to

20/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	25 Solferino Close Mount Waverley Vic 3149	\$1,400,000	2024-06-22
2	75a Larch Crescent Mount Waverley Vic 3149	\$1,288,000	2024-08-10
3	2/86 Marianne Way Mount Waverley Vic 3149	\$1,380,000	2024-09-14

This Statement of Information was prepared on:

21/11/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.