

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,613,450

Property Type

House

Suburb

Mount Waverley

Period - From

31/07/2024

to

30/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
39 Sugarloaf Close Burwood East VIC 3151	\$1,355,000	11/01/2025
3 Alluvium Way Mount Waverley VIC 3149	\$1,350,000	14/12/2024
61 Newhaven Road Burwood East VIC 3151	\$1,350,000	01/09/2024

This Statement of Information was prepared on:

31/01/2025