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

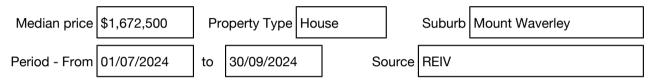
1 Ryder Court, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see co	onsumer.vic.gov.au/underquoting
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Single price \$1,270,000

Median sale price



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	5 Chantilly St MOUNT WAVERLEY 3149	\$1,359,000	12/10/2024
2	8 Palm Beach Cr MOUNT WAVERLEY 3149	\$1,310,000	12/10/2024
3	32 Solomon St MOUNT WAVERLEY 3149	\$1,305,000	09/08/2024

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:

26/10/2024 13:46









Property Type: House Land Size: 652 sqm approx Agent Comments Indicative Selling Price \$1,270,000 Median House Price September quarter 2024: \$1,672,500

Comparable Properties



5 Chantilly St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,359,000 Method: Auction Sale Date: 12/10/2024 Property Type: House (Res) Land Size: 656 sqm approx



8 Palm Beach Cr MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,310,000 Method: Auction Sale Date: 12/10/2024 Property Type: House (Res) Land Size: 657 sqm approx



32 Solomon St MOUNT WAVERLEY 3149 (VG) Agent Comments



Price: \$1,305,000 Method: Sale Date: 09/08/2024 Property Type: House (Res) Land Size: 690 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



propertydata

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