

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

7 Bambra Court, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,680,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Mount Waverley

Period - From 01/07/2021

to 30/09/2021

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	11 Joy St MOUNT WAVERLEY 3149	\$1,698,000	06/08/2021
2	28 Hilton St MOUNT WAVERLEY 3149	\$1,680,000	22/05/2021
3	3 Flame St MOUNT WAVERLEY 3149	\$1,653,500	03/07/2021

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:

15/10/2021 22:19



Property Type: House (Res)

Land Size: 958 sqm approx

Agent Comments

Comparable Properties



11 Joy St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,698,000

Method: Sold Before Auction

Date: 06/08/2021

Property Type: House (Res)

Land Size: 743 sqm approx



28 Hilton St MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**



Price: \$1,680,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 773 sqm approx



3 Flame St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,653,500

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 728 sqm approx