

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	18 Judith Court, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,402,000	House	X	Unit		Suburb	Mount Waverley
Period - From	01/10/2016	to	30/09/2017	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	2 Hampton Ct GLEN WAVERLEY 3150	\$1,300,000	28/10/2017
2	408 Stephenson's Rd MOUNT WAVERLEY 3149	\$1,238,000	13/09/2017
3	28 Durward Av GLEN WAVERLEY 3150	\$1,220,000	31/10/2017

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.~~



3 2 1

Rooms:
Property Type: House
Land Size: 844 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending September 2017: \$1,402,000

Comparable Properties



2 Hampton Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 -

Price: \$1,300,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 712 sqm approx



408 Stephenson Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 1 2

Price: \$1,238,000
Method: Private Sale
Date: 13/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 724 sqm approx



28 Durward Av GLEN WAVERLEY 3150 (REI)

Agent Comments

4 1 2

Price: \$1,220,000
Method: Private Sale
Date: 31/10/2017
Rooms: 8
Property Type: House
Land Size: 721 sqm approx