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	18 Judith Court, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000

Median sale price

Median price	\$1,402,000	Hou	ise 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

1	2 Hampton Ct GLEN WAVERLEY 3150	\$1,300,000	28/10/2017
2	408 Stephensons 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.

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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)

Price: \$1,300,000 Method: Auction Sale Date: 28/10/2017 Rooms: 5

Property Type: House (Res) Land Size: 712 sqm approx

Agent Comments

Agent Comments



408 Stephensons Rd MOUNT WAVERLEY 3149 Agent Comments

(REI)





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)

Price: \$1,220,000 Method: Private Sale Date: 31/10/2017 Rooms: 8

Property Type: House Land Size: 721 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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