

# 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 Joanna Court, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,080,000

&

\$1,180,000

### Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

Mount Waverley

Period - From

13/04/2023

to

12/04/2024

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	1/4 Judith Ct MOUNT WAVERLEY 3149	\$1,201,500	16/03/2024
2	1 Coolarn St MOUNT WAVERLEY 3149	\$1,200,000	09/12/2023
3	10 Russell Cr MOUNT WAVERLEY 3149	\$1,000,000	28/10/2023

**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:

13/04/2024 16:06



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 480 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000 - \$1,180,000

**Median House Price**

13/04/2023 - 12/04/2024: \$1,660,000

## Comparable Properties



**1/4 Judith Ct MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,201,500  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 479 sqm approx



**1 Coolarn St MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx



**10 Russell Cr MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House  
**Land Size:** 790 sqm approx