

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

3/4 Cora Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,190,000

&

\$1,250,000

Median sale price

Median price \$1,120,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/01/2021

to

31/03/2021

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	1/4 Gnarwin St MOUNT WAVERLEY 3149	\$1,215,000	01/05/2021
2	5/21-23 Albert St MOUNT WAVERLEY 3149	\$1,350,000	29/03/2021
3	4/21-23 Albert St MOUNT WAVERLEY 3149	\$1,260,000	29/03/2021

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:

21/06/2021 16:14

3/4 Cora Court, Mount Waverley Vic 3149



 4  2.5  2

Rooms: 7

Property Type: Townhouse

Agent Comments

8 Months old.

Indicative Selling Price

\$1,190,000 - \$1,250,000

Median Unit Price

March quarter 2021: \$1,120,000

Comparable Properties



1/4 Gnarwin St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 4  2  2

Price: \$1,215,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Townhouse (Res)

Land Size: 308 sqm approx



5/21-23 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  1

Price: \$1,350,000

Method: Private Sale

Date: 29/03/2021

Property Type: Townhouse (Single)



4/21-23 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  1

Price: \$1,260,000

Method: Private Sale

Date: 29/03/2021

Property Type: Townhouse (Single)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133