

# 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

1 Nagle Court, Mount Waverley Vic 3149

### Indicative selling price

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

Single price

\$1,365,000

### Median sale price

Median price

\$1,667,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2022

to

31/03/2022

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	5 Sunnyside Rd MOUNT WAVERLEY 3149	\$1,390,000	05/03/2022
2	32 Solomon St MOUNT WAVERLEY 3149	\$1,370,000	07/05/2022
3	75 Ian Gr MOUNT WAVERLEY 3149	\$1,354,000	01/04/2022

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:

20/06/2022 09:10

1 Nagle Court, Mount Waverley Vic 3149



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**Indicative Selling Price**  
\$1,365,000

**Median House Price**  
March quarter 2022: \$1,667,000



4 2 2

**Property Type:** House (Res)  
**Land Size:** 654 sqm approx  
**Agent Comments**

## Comparable Properties



**5 Sunnyside Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** House  
**Land Size:** 654 sqm approx



**32 Solomon St MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx

**75 Ian Gr MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,354,000  
**Method:** Sale  
**Date:** 01/04/2022  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

**Account - 11 North Property Group | P: 1300 353 836**



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