

# 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

11 Katandra 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)

Range between \$1,450,000 & \$1,590,000

### Median sale price

Median price \$1,672,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2024 to 30/09/2024 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	59 Illuka Cr MOUNT WAVERLEY 3149	\$1,700,000	01/11/2024
2	22 Pinewood Dr MOUNT WAVERLEY 3149	\$1,907,000	15/09/2024
3	23 Lemana Cr MOUNT WAVERLEY 3149	\$1,711,000	07/09/2024

**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: 10/12/2024 22:39



4   2   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 683 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,590,000

**Median House Price**  
September quarter 2024: \$1,672,500

## Comparable Properties



**59 Illuka Cr MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4   2   3

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 01/11/2024

**Property Type:** House

**Land Size:** 715 sqm approx



**22 Pinewood Dr MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4   2   2

**Price:** \$1,907,000

**Method:** Auction Sale

**Date:** 15/09/2024

**Property Type:** House (Res)

**Land Size:** 770 sqm approx



**23 Lemana Cr MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,711,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 752 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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