

# 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 8 Bambra 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)

Price Range

\$1,250,000

&

\$1,375,000

### Median sale price

Median price

\$1,667,000

Property Type

House

Suburb

Mount Waverley (3149)

Period - From

01/01/2022

to

31/03/2022

Source

REIV

### Comparable property sales

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
13 ANTHONY COURT, BURWOOD EAST VIC 3151	\$1,352,500	20/04/2022
2 AMAROO COURT, BURWOOD EAST VIC 3151	\$1,300,000	06/04/2022
5 BETTINA STREET, BURWOOD EAST VIC 3151	\$1,283,000	14/05/2022

This Statement of Information was prepared on: 26/05/2022