

## 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 WATERLILY COURT WATERWAYS VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,630,000

&

\$1,690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,685,000

Property type

House

Suburb

Waterways

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

31 MACQUARIE CIRCLE WATERWAYS VIC 3195

\$1,688,000

22-Mar-24

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 6 months.

This Statement of Information was prepared on: 07 May 2024

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**31 MACQUARIE CIRCLE  
WATERWAYS VIC 3195**

 4  2  2

Sold Price <sup>RS</sup> **\$1,688,000** Sold Date **22-Mar-24**

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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