

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

9 RANDALL COURT MOUNT WAVERLEY VIC 3149

Indicative selling price

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

Single Price

or range
between

\$1,260,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-------------|-----------|
| 2/47 SURREY ROAD MOUNT WAVERLEY VIC 3149 | \$1,390,000 | 12-Nov-22 |
| 1/23 PARK ROAD MOUNT WAVERLEY VIC 3149 | \$1,751,000 | 08-Mar-24 |
| 3/2 COLEBROOK AVENUE MOUNT WAVERLEY VIC 3149 | \$1,470,000 | 10-Jul-23 |

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: 25 March 2024