

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 Unit 3 / 23 Janfourd Court, Mount Waverley 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* 1,260,000

or range between

&

Median sale price

Median price \$ 1,390,000

Property type House

Suburb Mount Waverley 3149

Period - From 1 Jan 2021

to

31 Mar 2021

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
44 Bales St MOUNT WAVERLEY 3149 VIC	\$1,290,000	27/03/2021
7 Illuka Cr MOUNT WAVERLEY 3149 VIC	\$1,581,800	03/12/2020
21 Smyth St MOUNT WAVERLEY 3149 VIC	\$1,400,000	01/03/2021

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: 16 APR 2021