

# 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 4 Flavia 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,626,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2023 to 30/06/2024 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	30 Farquharson St MOUNT WAVERLEY 3149	\$2,380,000	15/06/2024
2	15 Annesley Ct MOUNT WAVERLEY 3149	\$2,350,000	25/05/2024
3	11 Yatama Ct MOUNT WAVERLEY 3149	\$2,368,888	27/04/2024

**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: 15/08/2024 22:08



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**Property Type:** House (Res)  
**Land Size:** 805 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
Year ending June 2024: \$1,626,000

## Comparable Properties



**30 Farquharson St MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

 5  3  4

**Price:** \$2,380,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx



**15 Annesley Ct MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

 5  2  2

**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**11 Yatama Ct MOUNT WAVERLEY 3149 (REI/VG)** **Agent Comments**

 4  3  2

**Price:** \$2,368,888  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx