

## 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

1/8 Joanna 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

Mount Waverley

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 1B Regent Street Mount Waverley VIC 3149     | \$1,650,000 | 20-Mar-21 |
| 2/14 Norray Avenue Mount Waverley VIC 3149   | \$1,391,888 | 19-Dec-20 |
| 1/38 Darbyshire Road Mount Waverley VIC 3149 | \$1,260,000 | 18-Mar-21 |

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.~~

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**1B Regent Street Mount Waverley  
VIC 3149**

- - -

Sold Price <sup>RS</sup> **\$1,650,000** Sold Date **20-Mar-21**

Distance **0.92km**



**2/14 Norray Avenue Mount  
Waverley VIC 3149**

4 3 -

Sold Price <sup>RS</sup> **\$1,391,888** Sold Date **19-Dec-20**

Distance **2.45km**



**1/38 Darbyshire Road Mount  
Waverley VIC 3149**

4 3 2

Sold Price <sup>RS</sup> **\$1,260,000** Sold Date **18-Mar-21**

Distance **3.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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