

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

11 Katandra Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,550,000

&

\$1,590,000

Median sale price

Median price

\$1,672,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/07/2024

to

30/09/2024

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 | 59 Illuka Cr MOUNT WAVERLEY 3149 | \$1,700,000 | 01/11/2024 |
| 2 | 22 Pinewood Dr MOUNT WAVERLEY 3149 | \$1,907,000 | 15/09/2024 |
| 3 | 23 Lemana Cr MOUNT WAVERLEY 3149 | \$1,711,000 | 07/09/2024 |

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:

10/12/2024 22:39



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000-\$1,590,000

Median House Price

September quarter 2024: \$1,672,500

Comparable Properties



59 Illuka Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 3

Price: \$1,700,000

Method: Private Sale

Date: 01/11/2024

Property Type: House

Land Size: 715 sqm approx



22 Pinewood Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,907,000

Method: Auction Sale

Date: 15/09/2024

Property Type: House (Res)

Land Size: 770 sqm approx



23 Lemana Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,711,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 752 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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