

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 Ryder 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,336,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Jun 2020

to

31 May 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

40 Kingsley Grove Mount Waverley VIC 3149	\$1,130,000	19-Dec-20
9 Viewbank Road Mount Waverley VIC 3149	\$1,276,500	04-Jun-21
13 Therese Avenue Mount Waverley VIC 3149	\$1,198,000	19-Dec-20

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: 21 June 2021



40 Kingsley Grove Mount Waverley VIC 3149

Sold Price

\$1,130,000

Sold Date

19-Dec-20

4

1

2

Distance

0.29km



9 Viewbank Road Mount Waverley VIC 3149

Sold Price

^{RS}\$1,276,500

Sold Date

04-Jun-21

3

1

2

Distance

0.35km



13 Therese Avenue Mount Waverley VIC 3149

Sold Price

\$1,198,000

Sold Date

19-Dec-20

3

1

2

Distance

0.76km

RS = Recent sale UN = Undisclosed Sale

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