

## 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

1/1 TANJIL COURT MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,613,450

Property type

House

Suburb

Mount Waverley

Period-from

01 Jan 2024

to

31 Dec 2024

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

4 BRUCE STREET MOUNT WAVERLEY VIC 3149	\$1,260,000	08-Nov-24

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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**4 BRUCE STREET MOUNT  
WAVERLEY VIC 3149**

3 1 1

Sold Price **\$1,260,000** Sold Date **08-Nov-24**

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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