

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

1/4 Dart 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

\$1,380,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$959,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/1 Fir Court Mount Waverley VIC 3149	\$1,475,000	30-Jul-20
1/7 Matthew Street Glen Waverley VIC 3150	\$1,415,000	20-Aug-20
1/4 Virginia Street Mount Waverley VIC 3149	\$1,450,000	27-Nov-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: 06 January 2021



1/1 Fir Court Mount Waverley VIC 3149

 4  3  2

Sold Price **\$1,475,000** Sold Date **30-Jul-20**

Distance **0.57km**



1/7 Matthew Street Glen Waverley VIC 3150

 4  3  2

Sold Price **\$1,415,000** Sold Date **20-Aug-20**

Distance **1.47km**



1/4 Virginia Street Mount Waverley VIC 3149

 3  3  2

Sold Price ^{RS} **\$1,450,000** Sold Date **27-Nov-20**

Distance **1.77km**

RS = Recent sale UN = Undisclosed Sale

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