

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 Fir 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

\$1,410,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,302,544

Property type

Other

Suburb

Mount Waverley

Period-from

01 Jul 2019

to

30 Jun 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

2/4 Meteor Street Mount Waverley VIC 3149	\$1,360,000	13-Mar-20
2A Rae Street Mount Waverley VIC 3149	\$1,410,000	22-Feb-20
1/31 Malcolm Court Mount Waverley VIC 3149	\$1,700,000	13-Mar-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: 20 July 2020



2/4 Meteor Street Mount Waverley VIC 3149 Sold Price **\$1,360,000** Sold Date **13-Mar-20**

4 3 2

Distance **0.87km**



2A Rae Street Mount Waverley VIC 3149 Sold Price **\$1,410,000** Sold Date **22-Feb-20**

3 3 2

Distance **1.83km**



1/31 Malcolm Court Mount Waverley VIC 3149 Sold Price **\$1,700,000** Sold Date **13-Mar-20**

4 3 2

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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Single Price

or range
between

\$1,320,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,302,544

Property type

Other

Suburb

Mount Waverley

Period-from

01 Jul 2019

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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

2/4 Meteor Street Mount Waverley VIC 3149	\$1,360,000	13-Mar-20
3/10 Dorgan Street Mount Waverley VIC 3149	\$1,320,000	04-Mar-20
2A Rae Street Mount Waverley VIC 3149	\$1,410,000	22-Feb-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.~~

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2/4 Meteor Street Mount Waverley VIC 3149

4 3 2

Sold Price

\$1,360,000

Sold Date

13-Mar-20

Distance

0.86km



3/10 Dorgan Street Mount Waverley VIC 3149

4 2 2

Sold Price

\$1,320,000

Sold Date

04-Mar-20

Distance

1.75km



2A Rae Street Mount Waverley VIC 3149

3 3 2

Sold Price

\$1,410,000

Sold Date

22-Feb-20

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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