

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	1/14 Judith Court, Mount Waverley Vic 3149
---------------------------------------------	--------------------------------------------

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
---------------	-------------	---	-------------

Median sale price

Median price	\$950,000	House		Unit	X	Suburb	Mount Waverley
Period - From	01/04/2017	to	30/06/2017	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	1/24 Illuka Cr MOUNT WAVERLEY 3149	\$1,265,000	15/12/2016
2	3/10 Dorgan St MOUNT WAVERLEY 3149	\$1,248,000	20/02/2017
3	5 Byrd Ct MOUNT WAVERLEY 3149	\$1,030,000	01/04/2017

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.



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Double storey townhouse off-plan within the MWSC catchment.

Comparable Properties



1/24 Illuka Cr MOUNT WAVERLEY 3149 (VG)



Agent Comments

extra bedroom

Price: \$1,265,000

Method: Sale

Date: 15/12/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/10 Dorgan St MOUNT WAVERLEY 3149 (REI/VG)



Agent Comments

extra bedroom

Price: \$1,248,000

Method: Private Sale

Date: 20/02/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 216 sqm approx



5 Byrd Ct MOUNT WAVERLEY 3149 (REI/VG)



Agent Comments

less one bathroom

Price: \$1,030,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 236 sqm approx