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 JENNIFER 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	$1,060,000	&	$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,561,000	Property type	House	Suburb	Mount Waverley
Period-from	01 Dec 2021	to	30 Nov 2022	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
107 LEMONT AVENUE MOUNT WAVERLEY VIC 3149	$1,090,000	12-Oct-22
34 MARGATE CRESCENT GLEN WAVERLEY VIC 3150	$1,200,000	26-Nov-22

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 December 2022

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107 LEMONT AVENUE MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price RS **$1,090,000** Sold Date **12-Oct-22**

Distance **0.94km**



34 MARGATE CRESCENT GLEN WAVERLEY VIC 3150

3 1 2

Sold Price RS **$1,200,000** Sold Date **26-Nov-22**

Distance **1.17km**

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

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