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<br>Including suburb and postcode | 7 Neva Court, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $1,580,000 & $1,680,000

## Median sale price

Median price $1,601,500 Property Type House Suburb Mount Waverley

Period - From 01/04/2024 to 30/06/2024 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 Baxter Ct MOUNT WAVERLEY 3149 | $1,670,000 | 16/03/2024 |
| 2 | 24 Cornish Rd BURWOOD EAST 3151 | $1,600,000 | 12/06/2024 |
| 3 | 8 Pear Ct BURWOOD EAST 3151 | $1,600,000 | 20/04/2024 |

**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.~~

This Statement of Information was prepared on: 19/07/2024 09:49

# 7 Neva Court, Mount Waverley Vic 3149

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5 2 4

**Property Type:** House
**Land Size:** 885 sqm approx

Agent Comments

**Indicative Selling Price**
$1,580,000 - $1,680,000
**Median House Price**
June quarter 2024: $1,601,500

## Comparable Properties



**1 Baxter Ct MOUNT WAVERLEY 3149 (REI)**

4 2 2

**Price:** $1,670,000
**Method:** Auction Sale
**Date:** 16/03/2024
**Property Type:** House
**Land Size:** 639 sqm approx

Agent Comments



**24 Cornish Rd BURWOOD EAST 3151 (REI)**

5 2 2

**Price:** $1,600,000
**Method:** Private Sale
**Date:** 12/06/2024
**Property Type:** House
**Land Size:** 652 sqm approx

Agent Comments



**8 Pear Ct BURWOOD EAST 3151 (REI)**

4 2 2

**Price:** $1,600,000
**Method:** Auction Sale
**Date:** 20/04/2024
**Property Type:** House (Res)
**Land Size:** 574 sqm approx

Agent Comments



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