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	3 Napier Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	7 Wills Av MOUNT WAVERLEY 3149	$1,478,000	03/08/2024
2	73 Headingley Rd MOUNT WAVERLEY 3149	$1,481,000	04/05/2024
3	23 Wingate Av MOUNT WAVERLEY 3149	$1,480,000	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: 15/08/2024 09:26

3 Napier Court, Mount Waverley Vic 3149

Stan Song
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4 3 2

Property Type: House
Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $1,601,500

Comparable Properties



7 Wills Av MOUNT WAVERLEY 3149 (REI)

4 2 1

Price: $1,478,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments



73 Headingley Rd MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,481,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments



23 Wingate Av MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $1,480,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

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