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	19 Magenta 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	$1,280,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,336,500	Property type	House	Suburb	Mount Waverley
Period-from	01 Jun 2020	to	31 May 2021	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
17 Cinnabar Avenue Mount Waverley VIC 3149	$1,250,000	20-Jan-21
20 Ochre Place Mount Waverley VIC 3149	$1,230,000	25-Feb-21
59 Josephine Avenue Mount Waverley VIC 3149	$1,289,000	30-Jan-21

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: 28 June 2021

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17 Cinnabar Avenue Mount Waverley VIC 3149

4 2 2

Sold Price **$1,250,000** Sold Date **20-Jan-21**

Distance **0.14km**



20 Ochre Place Mount Waverley VIC 3149

4 2 2

Sold Price **$1,230,000** Sold Date **25-Feb-21**

Distance **0.25km**



59 Josephine Avenue Mount Waverley VIC 3149

3 2 -

Sold Price **$1,289,000** Sold Date **30-Jan-21**

Distance **1.22km**

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

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