

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 Ryder Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	2 Melanie Ct MOUNT WAVERLEY 3149	\$1,278,000	07/09/2024
2	15 Ben Hogan Ct MOUNT WAVERLEY 3149	\$1,325,000	05/06/2024
3	40 Solomon St MOUNT WAVERLEY 3149	\$1,280,000	06/04/2024

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:

26/09/2024 11:59



Rooms: 5
Property Type: House
Land Size: 652.089 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2024: \$1,601,500

Comparable Properties



2 Melanie Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,278,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 661 sqm approx



15 Ben Hogan Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 650 sqm approx



40 Solomon St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 658 sqm approx

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