

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

2/11 LEWIS STREET 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2022

to

31 Mar 2023

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

| | | |
|---|-------------|-----------|
| 1/1 LEILA STREET MOUNT WAVERLEY VIC 3149 | \$1,186,000 | 10-Dec-22 |
| 3/19 FARQUHARSON STREET MOUNT WAVERLEY VIC 3149 | \$1,150,000 | 16-Nov-22 |
| 64 STOCKS ROAD MOUNT WAVERLEY VIC 3149 | \$1,275,000 | 06-Apr-23 |

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: 18 April 2023



**1/1 LEILA STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,186,000** Sold Date **10-Dec-22**

Distance **1.62km**



**3/19 FARQUHARSON STREET
MOUNT WAVERLEY VIC 3149**

 3  2  1

Sold Price **\$1,150,000** Sold Date **16-Nov-22**

Distance **1.27km**



**64 STOCKS ROAD MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price ^{RS} **\$1,275,000** ^{UN} Sold Date **06-Apr-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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