

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 2/168 Lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$950,000 House Unit X Suburb Mount Waverley

Period - From 01/04/2017 to 30/06/2017 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	7/22 Middleborough Rd BURWOOD EAST 3151	\$695,000	24/06/2017
2	1/2 Gwynne St MOUNT WAVERLEY 3149	\$670,000	27/05/2017
3	1/364 High Street Rd MOUNT WAVERLEY 3149	\$665,000	27/05/2017

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.

2/168 Lawrence Road, Mount Waverley Vic 3149

McGrath

Con Lazogas

03 8547 0888

0417 303 556

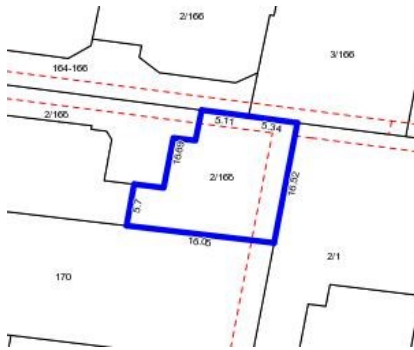
conlazogas@mcgrath.com.au

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

June quarter 2017: \$950,000



2 1 1

Rooms:

Property Type: Unit

Land Size: 222 sqm approx

Agent Comments

Lovely single level unit offering 2 bedrooms, 1 bathroom and within the MWSC Zone.

Comparable Properties



7/22 Middleborough Rd BURWOOD EAST 3151 **Agent Comments**
(REI)

3 1 2

Price: \$695,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 4

Property Type: Unit

Land Size: 203 sqm approx



1/2 Gwynne St MOUNT WAVERLEY 3149 **Agent Comments**
(REI/VG)

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Unit

Land Size: 296 sqm approx



1/364 High Street Rd MOUNT WAVERLEY 3149 **Agent Comments**
(REI)

2 1 1

Price: \$665,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Unit

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.