

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

247 Lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,680,000

&

\$1,800,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Mount Waverley

Period - From 01/01/2022

to

31/12/2022

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	290 Lawrence Rd MOUNT WAVERLEY 3149	\$1,770,000	04/02/2023
2	26 Dallas St MOUNT WAVERLEY 3149	\$1,750,000	10/09/2022
3	7 Esperance Rd MOUNT WAVERLEY 3149	\$1,703,000	03/09/2022

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:

24/02/2023 11:11



5 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,800,000

Median House Price

Year ending December 2022: \$1,560,000

Comparable Properties



290 Lawrence Rd MOUNT WAVERLEY 3149
(REI)

Agent Comments

4 2 3

Price: \$1,770,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 779 sqm approx



26 Dallas St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

5 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 651 sqm approx



7 Esperance Rd MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

6 2 2

Price: \$1,703,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)

Land Size: 653 sqm approx