Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 247 Lawrence Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,680,000		&		\$1,800,000				
Median sale price									
Median price	\$1,560,000	Pro	Property Type H		ouse		Suburb	Mount Waverley	
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress 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



Mc**Grath**





Property Type: House Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

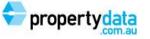
Indicative Selling Price \$1,680,000 - \$1,800,000 Median House Price Year ending December 2022: \$1,560,000

Comparable Properties

290 Lawrence Rd MOUNT WAVERLEY 3149 (REI) 4 2 3 3 Price: \$1,770,000 Method: Auction Sale Date: 04/02/2023 Property Type: House (Res) Land Size: 779 sqm approx	Agent Comments
26 Dallas St MOUNT WAVERLEY 3149 (REI/VG) 5 2 2 2 Price: \$1,750,000 Method: Auction Sale Date: 10/09/2022 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments
7 Esperance Rd MOUNT WAVERLEY 3149 (REI/VG) Price: \$1,703,000 Method: Auction Sale Date: 03/09/2022 Property Type: House (Res) Land Size: 653 sqm approx	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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