Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	288 lawrence Road, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$2,150,000 & \$2,305,000	Range between	\$2,150,000	&	\$2,365,000
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Median sale price

Median price	\$1,660,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/07/2023	to	30/09/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	37 Charlton St MOUNT WAVERLEY 3149	\$2,430,000	01/07/2023
2	4 Jeffrey St MOUNT WAVERLEY 3149	\$2,200,000	23/05/2023
3	109 Leeds Rd MOUNT WAVERLEY 3149	\$2,200,000	26/08/2023

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:	02/11/2023 19:39



Date of sale



Darren Hill 03 9800 0700 0418 787 772

Indicative Selling Price \$2,150,000 - \$2,365,000 **Median House Price**

September quarter 2023: \$1,660,000

darren@hillre.com.au



Rooms: 6

Property Type: House (Res) Land Size: 875 sqm approx

Agent Comments

Comparable Properties



37 Charlton St MOUNT WAVERLEY 3149

(REI/VG)

Price: \$2,430,000 Method: Auction Sale Date: 01/07/2023

Property Type: House (Res) Land Size: 732 sqm approx

Agent Comments

Agent Comments

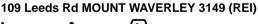
4 Jeffrey St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments





Price: \$2,200,000 Method: Private Sale Date: 23/05/2023

Property Type: House (Res) Land Size: 801 sqm approx









Price: \$2,200,000 Method: Auction Sale Date: 26/08/2023

Property Type: House (Res) Land Size: 1162 sqm approx

Account - Hill Real Estate



