

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

288 lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,150,000

&

\$2,365,000

Median sale price

Median price

\$1,660,000

Property 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	Price	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

288 Lawrence Road, Mount Waverley Vic 3149



Darren Hill

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Indicative Selling Price

\$2,150,000 - \$2,365,000

Median House Price

September quarter 2023: \$1,660,000



Rooms: 6

Property Type: House (Res)

Land Size: 875 sqm approx

Agent Comments

Comparable Properties



37 Charlton St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$2,430,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 732 sqm approx

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



109 Leeds Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 1162 sqm approx

Account - Hill Real Estate



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