

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

1/196 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,051,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

1/3 HOVEA COURT MOUNT WAVERLEY VIC 3149	\$918,000	08-Jun-24
4/374-376 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$880,000	16-Jun-24
3/60 AVENDON BOULEVARD GLEN WAVERLEY VIC 3150	\$850,000	17-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 25 September 2024


**1/3 HOVEA COURT MOUNT
WAVERLEY VIC 3149**

 3
  2
  1

Sold Price

\$918,000

Sold Date **08-Jun-24**

Distance

0.75km

**4/374-376 STEPHENSONS ROAD
MOUNT WAVERLEY VIC 3149**

 3
  1
  1

Sold Price

\$880,000

Sold Date **16-Jun-24**

Distance

1.99km

**3/60 AVENDON BOULEVARD
GLEN WAVERLEY VIC 3150**

 3
  2
  2

Sold Price

^{RS} **\$850,000**

Sold Date **17-Aug-24**

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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