

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

2/260 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/23 Vasey Avenue Mount Waverley VIC 3149	\$980,089	20-Jun-19
2/19 Doynton Parade Mount Waverley VIC 3149	\$930,000	12-Oct-19
2/2 Lyons Street Mount Waverley VIC 3149	\$931,000	27-Jul-19

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: 23 October 2019



3/23 Vasey Avenue Mount Waverley VIC 3149

3 3 1

Sold Price **\$980,089** Sold Date **20-Jun-19**

Distance **0.18km**



2/19 Doynton Parade Mount Waverley VIC 3149

2 1 1

Sold Price ^{RS} **\$930,000** Sold Date **12-Oct-19**

Distance **0.28km**



2/2 Lyons Street Mount Waverley VIC 3149

3 3 2

Sold Price **\$931,000** Sold Date **27-Jul-19**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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