

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 U1/56 Lechte Road, Mount Waverley, VIC 3149

Indicative selling price

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

Price Range

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Mount Waverley (3149)

Period - From

01/04/2023

to

01/04/2024

Source

REA

Comparable property sales

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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
1/4 PROSPECT STREET, MOUNT WAVERLEY VIC 3149	\$1,155,000	11/12/2023
4A JANFOURD COURT, MOUNT WAVERLEY VIC 3149	\$1,178,500	03/12/2023
1/278 Highbury Road, MOUNT WAVERLEY VIC 3149	\$1,111,500	08/10/2023

This Statement of Information was prepared on: 01/04/2024