

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	82B Lemont Avenue, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Single price	\$860,000

Median sale price

Median price	\$900,000	Hou	ISE	Unit	Х	Sı	uburb	Mount Waverley
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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 Date of sale Price

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1	3/4 Deborah Ct MOUNT WAVERLEY 3149	\$850,000	28/05/2019
2	2/4 Deborah Ct MOUNT WAVERLEY 3149	\$818,000	23/03/2019
3	2/25 Torroodun St MOUNT WAVERLEY 3149	\$800,000	09/03/2019

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.

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

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McGrath





Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$860,000 **Median Unit Price** March quarter 2019: \$900,000

Comparable Properties



3/4 Deborah Ct MOUNT WAVERLEY 3149 (REI) Agent Comments

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Price: \$850.000 Method: Private Sale Date: 28/05/2019

Rooms: 4

Property Type: Townhouse (Single) Land Size: 270 sqm approx



2/4 Deborah Ct MOUNT WAVERLEY 3149 (REI) Agent Comments

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Price: \$818,000 Method: Private Sale Date: 23/03/2019

Rooms: -

Property Type: Townhouse (Single)



2/25 Torroodun St MOUNT WAVERLEY 3149

(REI/VG)



Price: \$800,000 Method: Auction Sale Date: 09/03/2019

Rooms: -

Property Type: House (Res) Land Size: 360 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments