

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 82B Lemont Avenue, Mount Waverley Vic 3149

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 House Unit X Suburb Mount Waverley

Period - From 01/01/2019 to 31/03/2019 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	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.



3
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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

3
 2
 2

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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 2
 2

Price: \$818,000

Method: Private Sale

Date: 23/03/2019

Rooms: -

Property Type: Townhouse (Single)



2/25 Torroodun St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

3
 2
 2

Price: \$800,000

Method: Auction Sale

Date: 09/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 360 sqm approx