

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

107 Lemont Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,090,000

&

\$1,199,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Mount Waverley

Period - From 01/07/2021

to

30/06/2022

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	70 Lemont Av MOUNT WAVERLEY 3149	\$1,505,000	26/03/2022
2	84 Lemont Av MOUNT WAVERLEY 3149	\$1,280,000	26/03/2022
3	77 Lemont Av MOUNT WAVERLEY 3149	\$1,120,000	04/06/2022

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.~~

This Statement of Information was prepared on:

19/09/2022 15:17



Property Type: House (Previously Occupied - Detached)
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000 - \$1,199,000
Median House Price
Year ending June 2022: \$1,600,000

Comparable Properties

70 Lemont Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,505,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 668 sqm approx



84 Lemont Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 669 sqm approx

77 Lemont Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 658 sqm approx