

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

11 Lucerne Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$1,135,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2023 to 30/09/2024 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	3/71 Muir St MOUNT WAVERLEY 3149	\$859,000	02/11/2024
2	2A Crow St BURWOOD EAST 3151	\$820,000	08/10/2024
3	6/22 Middleborough Rd BURWOOD EAST 3151	\$853,000	15/06/2024

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:

03/12/2024 13:04



 2  2  1

Property Type: Unit
Land Size: 309 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
Year ending September 2024: \$1,135,000

Comparable Properties



3/71 Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$859,000
Method: Auction Sale
Date: 02/11/2024
Property Type: Unit



2A Crow St BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 08/10/2024
Property Type: House (Res)
Land Size: 303 sqm approx



6/22 Middleborough Rd BURWOOD EAST 3151 (REI/VG) **Agent Comments**

 3  1  2

Price: \$853,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit
Land Size: 274 sqm approx