

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

1/70 LECHTE ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,080,000

&

\$1,188,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

2/306 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$1,200,000	12-Jan-24
1/7 DEVON COURT MOUNT WAVERLEY VIC 3149	\$1,080,000	23-Sep-23
59 STOCKS ROAD MOUNT WAVERLEY VIC 3149	\$1,065,000	23-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 21 March 2024



2/306 BLACKBURN ROAD GLEN WAVERLEY VIC 3150

 4  4  2

Sold Price ^{RS} **\$1,200,000** Sold Date **12-Jan-24**

Distance **1.19km**



1/7 DEVON COURT MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price **\$1,080,000** Sold Date **23-Sep-23**

Distance **1.66km**



59 STOCKS ROAD MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price **\$1,065,000** Sold Date **23-Sep-23**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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