

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

72 Lemont Avenue 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$995,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2020

to

30 Apr 2021

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

41 Torroodun Street Mount Waverley VIC 3149	\$1,315,000	01-May-21
14 Sampson Drive Mount Waverley VIC 3149	\$1,328,000	12-Apr-21
518 Waverley Road Mount Waverley VIC 3149	\$1,200,000	04-Feb-21

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: 12 May 2021



41 Torroodun Street Mount Waverley VIC 3149

3
 1
 1

Sold Price

^{RS}
\$1,315,000

Sold Date

01-May-21

Distance

0.22km


14 Sampson Drive Mount Waverley VIC 3149

5
 3
 2

Sold Price

^{RS}
\$1,328,000

Sold Date

12-Apr-21

Distance

0.6km


518 Waverley Road Mount Waverley VIC 3149

3
 1
 2

Sold Price

\$1,200,000

Sold Date

04-Feb-21

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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