

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

2/260 LAWRENCE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,051,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2023

to

30 Sep 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

2/13 EDITH STREET GLEN WAVERLEY VIC 3150	\$1,303,000	21-Sep-24
1/24 EMERALD STREET MOUNT WAVERLEY VIC 3149	\$1,275,000	05-Apr-24
2/38 OAKERN STREET MOUNT WAVERLEY VIC 3149	\$1,240,000	16-Aug-24

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: 02 October 2024

	2/13 EDITH STREET GLEN WAVERLEY VIC 3150		Sold Price	^{RS} \$1,303,000	Sold Date	21-Sep-24
	<div> <div></div> 3 <div></div> 2 <div></div> 2 </div>				Distance	0.95km
	1/24 EMERALD STREET MOUNT WAVERLEY VIC 3149		Sold Price	\$1,275,000	Sold Date	05-Apr-24
	<div> <div></div> 3 <div></div> 2 <div></div> 1 </div>				Distance	1.9km
	2/38 OAKERN STREET MOUNT WAVERLEY VIC 3149		Sold Price	^{RS} \$1,240,000	Sold Date	16-Aug-24
	<div> <div></div> 3 <div></div> 2 <div></div> 2 </div>				Distance	1.94km

RS = Recent sale
UN = Undisclosed Sale

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