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	2/254 lawrence Road, Mount Waverley Vic 3149
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$1,280,000	&	\$1,380,000
Range between	\$1,280,000	&	\$1,380,000

Median sale price

Median price	\$1,108,250	Pro	perty Type	Unit		Suburb	Mount Waverley
Period - From	01/10/2020	to	31/12/2020		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

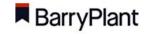
Address of comparable property		Price	Date of sale
1	2/14 Norray Av MOUNT WAVERLEY 3149	\$1,391,888	19/12/2020
2	1/258 Lawrence Rd MOUNT WAVERLEY 3149	\$1,352,000	19/12/2020
3	2/15 Wingate Ave MOUNT WAVERLEY 3149	\$1,260,000	28/01/2021

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:	03/02/2021 12:33









Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,280,000 - \$1,380,000 **Median Unit Price** December quarter 2020: \$1,108,250

Comparable Properties



2/14 Norray Av MOUNT WAVERLEY 3149 (REI) Agent Comments







Price: \$1,391,888 Method: Auction Sale

Date: 19/12/2020 Property Type: Townhouse (Res)

Offers Mount Waverley Secondary College and Mount Waverley North Primary school, brand new, similar land and accommodation size, more

updated finishing.



1/258 Lawrence Rd MOUNT WAVERLEY 3149

(REI)







Price: \$1,352,000

Method: Sold Before Auction

Date: 19/12/2020

Property Type: Townhouse (Single)

Agent Comments

Offers Mount Waverley Secondary College and Syndal South Primary school, more mature property, slightly larger land and accommodation size.

2/15 Wingate Ave MOUNT WAVERLEY 3149

(REI)







Price: \$1,260,000

Method: Sold Before Auction

Date: 28/01/2021

Property Type: Townhouse (Single)

Agent Comments

Offers Mount Waverley Secondary College and Syndal South Primary school, more mature property, similar land and accommodation size.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



