

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

2/254 lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,108,250

Property 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	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



 4  4  2 garage

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

 4  3  2

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)

Agent Comments

 4  2  2

Price: \$1,352,000

Method: Sold Before Auction

Date: 19/12/2020

Property Type: Townhouse (Single)

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)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Sold Before Auction

Date: 28/01/2021

Property Type: Townhouse (Single)

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