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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

1/260 Lawrence Road Mount Waverley VIC 3149

 3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median Sale Price

\$807,500 Units in Mount waverley between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**1/16 Wingate Avenue Mount Waverley VIC 3149**

 4  2  2

Sold Price **\$995,000** Sold Date **10-Nov-18**

Distance **0.48km**



**6 Baily Street Mount Waverley VIC 3149**

 3  2  2

Sold Price **\$950,000** Sold Date **08-Dec-18**

Distance **1.06km**



**1/48 Marianne Way Mount Waverley VIC 3149**

 3  2  2

Sold Price **\$1,010,000** Sold Date **08-Sep-18**

Distance **1.48km**

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