

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

1/196 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2023

to

31 May 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

6/4 BOLAN STREET GLEN WAVERLEY VIC 3150	\$1,038,500	15-Feb-24
1/62 LARCH CRESCENT MOUNT WAVERLEY VIC 3149	\$1,085,000	16-Dec-23
3/51 REGENT STREET MOUNT WAVERLEY VIC 3149	\$1,100,000	30-Jan-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: 05 June 2024


**6/4 BOLAN STREET GLEN
WAVERLEY VIC 3150**
 3  2  2

 Sold Price **\$1,038,500** Sold Date **15-Feb-24**

 Distance **1.26km**

**1/62 LARCH CRESCENT MOUNT
WAVERLEY VIC 3149**
 3  2  1

 Sold Price **\$1,085,000** Sold Date **16-Dec-23**

 Distance **0.41km**

**3/51 REGENT STREET MOUNT
WAVERLEY VIC 3149**
 3  2  2

 Sold Price **\$1,100,000** Sold Date **30-Jan-24**

 Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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