

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

1/70 LECHTE 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

\$1,080,000

&

\$1,188,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2023

to

29 Feb 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

1/178 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$1,781,000	01-Apr-23
2/178 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$1,550,000	06-May-23
1B LYONS STREET MOUNT WAVERLEY VIC 3149	\$1,560,000	21-Oct-23

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: 19 March 2024



**1/178 LAWRENCE ROAD MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price

\$1,781,000

Sold Date

01-Apr-23

Distance

0.3km



**2/178 LAWRENCE ROAD MOUNT
WAVERLEY VIC 3149**

4 3 1

Sold Price

\$1,550,000

Sold Date

06-May-23

Distance

0.31km



**1B LYONS STREET MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price

\$1,560,000

Sold Date

21-Oct-23

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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