

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

2/190 Lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,110,750 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2023 to 31/03/2024 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	1/24 Emerald St MOUNT WAVERLEY 3149	\$1,275,000	05/04/2024
2	23a Dunscombe Av GLEN WAVERLEY 3150	\$1,220,500	24/02/2024
3	2/4-6 Smith St BURWOOD EAST 3151	\$1,115,500	04/05/2024

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: 17/06/2024 15:47



Property Type: Unit

Agent Comments

Comparable Properties



1/24 Emerald St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Sold Before Auction

Date: 05/04/2024

Property Type: Unit

Land Size: 411 sqm approx



23a Dunscombe Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,220,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit

Land Size: 433 sqm approx



2/4-6 Smith St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,115,500

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit

Land Size: 275 sqm approx