

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 2/58 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,095,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

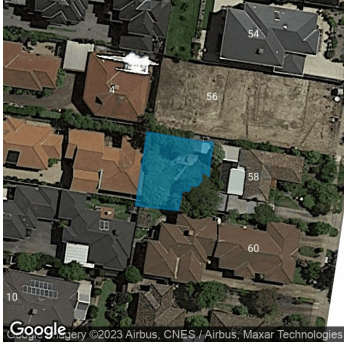
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/63 Cypress Av GLEN WAVERLEY 3150	\$1,365,000	05/08/2023
2	12c Carolina St MOUNT WAVERLEY 3149	\$1,358,800	04/06/2023
3	12d Carolina St MOUNT WAVERLEY 3149	\$1,261,000	29/04/2023

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: 28/08/2023 11:58



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/63 Cypress Av GLEN WAVERLEY 3150 (REI) Agent Comments

 4  3  2

Price: \$1,365,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)



12c Carolina St MOUNT WAVERLEY 3149 (REI) Agent Comments

 4  2  1

Price: \$1,358,800

Method: Private Sale

Date: 04/06/2023

Property Type: Townhouse (Single)



12d Carolina St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 4  3  2

Price: \$1,261,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 237 sqm approx