

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 2/7 St Johns Wood Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,310,000 Property Type Townhouse Suburb Mount Waverley

Period - From 19/12/2022 to 18/12/2023 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	2/1 Lavidge Rd ASHWOOD 3147	\$1,155,000	22/11/2023
2	4/6 Lafrank St BURWOOD 3125	\$1,135,000	25/11/2023
3	2/146 High Street Rd ASHWOOD 3147	\$1,133,000	09/12/2023

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: 19/12/2023 13:04



Property Type: Townhouse

Land Size: 252 sqm approx

Agent Comments

Comparable Properties



2/1 Lavidge Rd ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,155,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Townhouse (Res)



4/6 Lafrank St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,135,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



2/146 High Street Rd ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,133,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)