

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 Lemon Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,500,000

&

\$2,700,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2023

to

31/03/2023

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	43 Josephine Av MOUNT WAVERLEY 3149	\$2,805,000	30/03/2023
2	19 Charles St MOUNT WAVERLEY 3149	\$2,550,000	18/02/2023
3	31 Johnson Dr GLEN WAVERLEY 3150	\$2,435,000	25/03/2023

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:

03/07/2023 14:18

2 Lemon Grove, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

March quarter 2023: \$1,710,000



 4  3  3

Property Type: House (Res)

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



43 Josephine Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$2,805,000

Method: Private Sale

Date: 30/03/2023

Property Type: House

Land Size: 725 sqm approx



19 Charles St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,550,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 715 sqm approx



31 Johnson Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,435,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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