

# 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

232 Lawrence Road, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,800,000

### Median sale price

Median price \$1,581,250 Property Type House Suburb Mount Waverley

Period - From 01/10/2023 to 31/12/2023 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	9A Susan Ct MOUNT WAVERLEY 3149	\$1,880,000	04/10/2023
2	1/6 Cedar Ct GLEN WAVERLEY 3150	\$1,785,000	26/08/2023
3	2/10 Yarrabee Ct MOUNT WAVERLEY 3149	\$1,700,000	28/10/2023

**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: 25/01/2024 09:47



**Property Type:** House

**Land Size:** 449 sqm approx

Agent Comments

## Comparable Properties



**9A Susan Ct MOUNT WAVERLEY 3149  
(REI/VG)**

Agent Comments



**Price:** \$1,880,000

**Method:** Sold Before Auction

**Date:** 04/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 340 sqm approx



**1/6 Cedar Ct GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,785,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Townhouse (Res)



**2/10 Yarrabee Ct MOUNT WAVERLEY 3149  
(REI)**

Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Res)