## 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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,581,250	Pro	operty Type	Hou	ise		Suburb	Mount Waverley
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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 Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price December quarter 2023: \$1,581,250

# **Comparable Properties**



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



Price: \$1,880,000 Method: Sold Before Auction Date: 04/10/2023 Property Type: Townhouse (Res) Land Size: 340 sqm approx Agent Comments

Agent Comments



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)

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Price: \$1,700,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res)

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





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