

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 3/587 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2022 to 30/09/2023 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	6/216-218 Lawrence Rd MOUNT WAVERLEY 3149	\$641,000	28/10/2023
2	4/8-10 Portsmouth St MOUNT WAVERLEY 3149	\$685,000	16/09/2023
3	3/208 Lawrence Rd MOUNT WAVERLEY 3149	\$649,000	19/09/2023

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: 01/11/2023 14:18



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Property Type: Townhouse

Land Size: 280 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

Year ending September 2023: \$1,100,000

Comparable Properties

6/216-218 Lawrence Rd MOUNT WAVERLEY
3149 (REI)

Agent Comments

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Price: \$641,000

Method:

Date: 28/10/2023

Property Type: Townhouse (Single)



4/8-10 Portsmouth St MOUNT WAVERLEY
3149 (REI)

Agent Comments

Bigger living and dining areas

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Price: \$685,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



3/208 Lawrence Rd MOUNT WAVERLEY 3149
(REI)

Agent Comments

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Price: \$649,000

Method: Private Sale

Date: 19/09/2023

Property Type: Unit

Land Size: 174 sqm approx

Account - Marshall White | P: 03 9822 9999