Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/587 High Street Road, Mount Waverley Vic 3149
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Indicative selling price

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

Median sale price

Median price	\$1,100,000	Pro	perty Type Ur	it		Suburb	Mount Waverley
Period - From	01/10/2022	to	30/09/2023	Sc	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.

Address of comparable property

Add	dress 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 comparableproperties 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









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)

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Price: \$641,000 Method:

Date: 28/10/2023

Property Type: Townhouse (Single)

Agent Comments

3149 (REI)





4/8-10 Portsmouth St MOUNT WAVERLEY

Agent Comments

Bigger living and dining areas

Price: \$685,000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit



3/208 Lawrence Rd MOUNT WAVERLEY 3149

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Price: \$649,000 Method: Private Sale Date: 19/09/2023 Property Type: Unit

Land Size: 174 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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