

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 5/70-72 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,790,000 & \$1,840,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Mount Waverley

Period - From 23/01/2023 to 22/01/2024 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	12 Brush Gr GLEN WAVERLEY 3150	\$1,926,000	20/10/2023
2	10 Brush Gr GLEN WAVERLEY 3150	\$1,890,000	18/10/2023
3	16 Walter St GLEN WAVERLEY 3150	\$1,780,000	10/12/2023

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: 23/01/2024 11:03



Property Type:
Agent Comments

Indicative Selling Price
\$1,790,000 - \$1,840,000
Median Townhouse Price
23/01/2023 - 22/01/2024: \$1,300,000

Comparable Properties



12 Brush Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



This property is more luxury finish, but has less land size.

Price: \$1,926,000
Method: Sold Before Auction
Date: 20/10/2023
Property Type: House (Res)
Land Size: 265 sqm approx



10 Brush Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



This property is more luxury finish, but less land size.

Price: \$1,890,000
Method: Sold Before Auction
Date: 18/10/2023
Property Type: House (Res)
Land Size: 264 sqm approx



16 Walter St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,780,000
Method: Private Sale
Date: 10/12/2023
Property Type: House
Land Size: 362 sqm approx