

# 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

75 Lemont Avenue, 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,775,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 to 31/03/2024 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	1 Newnham Ct GLEN WAVERLEY 3150	\$1,080,000	28/03/2024
2	13 Finch St NOTTING HILL 3168	\$1,050,000	14/02/2024
3	51 Kauri Gr GLEN WAVERLEY 3150	\$920,000	27/12/2023

**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: 23/04/2024 14:33



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 670 sqm approx

Agent Comments

## Comparable Properties



**1 Newnham Ct GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 770 sqm approx



**13 Finch St NOTTING HILL 3168 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** House

**Land Size:** 725 sqm approx



**51 Kauri Gr GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$920,000

**Method:** Private Sale

**Date:** 27/12/2023

**Property Type:** House

**Land Size:** 1044 sqm approx