

# 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

75A Larch Crescent, 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)

Single price

or range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,075,000

Property type

Unit

Suburb

MOUNT WAVERLEY

Period - From

25/06/2023

to

24/06/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3/70-72 Larch Crescent Mount Waverley Vic 3149	\$1,208,000	2024-03-25
2	3/51 Regent Street Mount Waverley Vic 3149	\$1,100,000	2024-01-30
3	3/36 Lee Avenue Mount Waverley Vic 3149	\$1,240,000	2024-05-16

This Statement of Information was prepared on:

25/06/2024

