

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

195 Lawrence Road Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,288,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

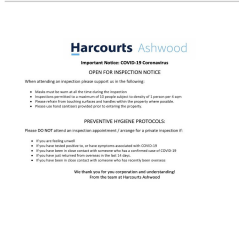
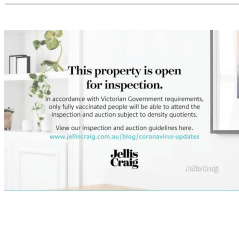
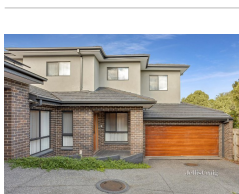
Date of sale

6/245 Lawrence Road Mount Waverley VIC 3149	\$1,284,000	03-Jul-21
3/4 Morrison Court Mount Waverley VIC 3149	\$1,262,000	17-Nov-21
2/38 Darbyshire Road Mount Waverley VIC 3149	\$1,290,000	14-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 26 November 2021

	<p>6/245 Lawrence Road Mount Waverley VIC 3149</p> <p>4 3 2</p>	<p>Sold Price \$1,284,000</p>	<p>Sold Date 03-Jul-21</p> <p>Distance 0.6km</p>
	<p>3/4 Morrison Court Mount Waverley VIC 3149</p> <p>4 3 2</p>	<p>Sold Price ^{RS} \$1,262,000</p>	<p>Sold Date 17-Nov-21</p> <p>Distance 1.26km</p>
	<p>2/38 Darbyshire Road Mount Waverley VIC 3149</p> <p>4 3 2</p>	<p>Sold Price ^{RS} \$1,290,000</p>	<p>Sold Date 14-Oct-21</p> <p>Distance 2.43km</p>

RS = Recent sale UN = Undisclosed Sale

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