

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 1/96 Lemont Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$780,000

Median sale price

Median price \$978,500 House Unit X Suburb Mount Waverley

Period - From 01/01/2018 to 31/03/2018 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 | 2/4 Short St GLEN WAVERLEY 3150 | \$780,000 | 20/12/2017 |
| 2 | 1/348 Stephenson Rd MOUNT WAVERLEY 3149 | \$778,000 | 17/02/2018 |
| 3 | 1/22 Kingsley Gr MOUNT WAVERLEY 3149 | \$740,000 | 20/01/2018 |

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.



 3  1  1

Rooms:

Property Type: Townhouse

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



2/4 Short St GLEN WAVERLEY 3150 (REI/VG) Agent Comments

 2  1  1

Price: \$780,000

Method: Auction Sale

Date: 20/12/2017

Rooms: 3

Property Type: Unit

Land Size: 148 sqm approx

1/348 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 3  1  1

Price: \$778,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Unit



1/22 Kingsley Gr MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 3  1  1

Price: \$740,000

Method: Private Sale

Date: 20/01/2018

Rooms: -

Property Type: Unit

Land Size: 314 sqm approx