

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

1/1 & 2/1 Lemon Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,039,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2019 to 30/09/2019 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	1/29 Kemp Av MOUNT WAVERLEY 3149	\$1,475,000	27/05/2019
2	2/23 Leicester Av GLEN WAVERLEY 3150	\$1,421,000	21/09/2019
3	1/23 Leicester Av GLEN WAVERLEY 3150	\$1,380,000	18/08/2019

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:

26/11/2019 11:05



Rooms: 8
Property Type: Town House 1 & 2 (Res)
Land Size: Unit 1, 304 . Unit 2
453 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Unit Price
September quarter 2019: \$1,039,000

Comparable Properties

1/29 Kemp Av MOUNT WAVERLEY 3149 (VG) [Agent Comments](#)



Price: \$1,475,000
Method: Sale
Date: 27/05/2019
Property Type: Flat/Unit/Apartment (Res)



2/23 Leicester Av GLEN WAVERLEY 3150 (REI) [Agent Comments](#)



Price: \$1,421,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 8
Property Type: Townhouse (Res)



1/23 Leicester Av GLEN WAVERLEY 3150 (REI) [Agent Comments](#)



Price: \$1,380,000
Method: Private Sale
Date: 18/08/2019
Rooms: 8
Property Type: Townhouse (Single)