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	2/70-72 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $990,000 & $1,088,000

Median sale price

Median price $1,289,000 Property Type Townhouse Suburb Mount Waverley

Period - From 20/08/2023 to 19/08/2024 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	61 Coleman Pde GLEN WAVERLEY 3150	$1,079,000	25/07/2024
2	2/10 Morshead Av MOUNT WAVERLEY 3149	$1,010,000	11/05/2024
3	3/51 Regent St MOUNT WAVERLEY 3149	$1,000,000	04/05/2024

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: 20/08/2024 13:42

2/70-72 Larch Crescent, Mount Waverley Vic 3149

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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$990,000 - $1,088,000
Median Townhouse Price
20/08/2023 - 19/08/2024: $1,289,000

Comparable Properties



61 Coleman Pde GLEN WAVERLEY 3150 (REI)

3 2 1

Price: $1,079,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: Townhouse (Res)

Agent Comments



2/10 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 1

Price: $1,010,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)

Agent Comments



3/51 Regent St MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)

Agent Comments

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