

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	2/25 Lynden Grove, Mount Waverley Vic 3149
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Indicative selling price

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

Single price	\$1,080,000
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Median sale price

Median price	\$900,000	House		Unit	X	Suburb	Mount Waverley
Period - From	01/01/2019	to	31/03/2019	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	1a Hayfield Rd MOUNT WAVERLEY 3149	\$1,080,000	14/04/2019
2	18c Irving St MOUNT WAVERLEY 3149	\$1,093,000	06/04/2019
3	3/9 Tarella Dr MOUNT WAVERLEY 3149	\$1,180,000	05/04/2019

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.



4 3 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 257 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,080,000
Median Unit Price
March quarter 2019: \$900,000

Comparable Properties



1a Hayfield Rd MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

4 3 2

Price: \$1,080,000
Method: Private Sale
Date: 14/04/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 364 sqm approx



18c Irving St MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

4 3 1

Price: \$1,093,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Townhouse (Res)



3/9 Tarella Dr MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

4 3 2

Price: \$1,180,000
Method: Private Sale
Date: 05/04/2019
Rooms: -
Property Type: Townhouse (Single)