

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 34 Leonie Avenue, Mount Waverley, VIC 3149

Indicative selling price

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

Price Range

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Mount Waverley (3149)

Period - From

19/10/2020

to

18/10/2021

Source

REIV

Comparable property sales

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
69 MAYFIELD DRIVE, MOUNT WAVERLEY VIC 3149	\$1,232,000	16/08/2021
221 WAVERLEY ROAD, MOUNT WAVERLEY VIC 3149	\$1,180,000	28/05/2021
50 MAYFIELD DRIVE, MOUNT WAVERLEY VIC 3149	\$1,100,000	18/05/2021

This Statement of Information was prepared on: 19/10/2021