

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

3 Leeds Road Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,750

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

2/474 Highbury Road Mount Waverley VIC 3149	\$1,220,000	06-Oct-18
21 Bennett Avenue Mount Waverley VIC 3149	\$2,288,000	04-Oct-18
7 Joy Street Mount Waverley VIC 3149	\$1,260,000	23-Mar-19

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 6 months.~~

This Statement of Information was prepared on: 24 September 2019

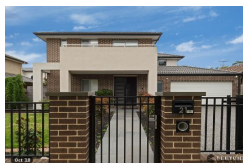


2/474 Highbury Road Mount Waverley VIC 3149

4 3 2

Sold Price **\$1,220,000** Sold Date **06-Oct-18**

Distance **0.77km**



21 Bennett Avenue Mount Waverley VIC 3149

4 3 2

Sold Price **\$2,288,000** Sold Date **04-Oct-18**

Distance **0.83km**



7 Joy Street Mount Waverley VIC 3149

4 3 2

Sold Price **\$1,260,000** Sold Date **23-Mar-19**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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