## 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 Leonie Avenue, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,380,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,542,500	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Talbot Rd MOUNT WAVERLEY 3149	\$1,505,000	18/09/2021
2	20 Pamela St MOUNT WAVERLEY 3149	\$1,400,000	10/07/2021
3	19 Ripley St MOUNT WAVERLEY 3149	\$1,380,000	14/07/2021

OR

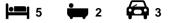
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/10/2021 15:37







Property Type: House Land Size: 772 sqm approx Agent Comments

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> **Indicative Selling Price** \$1,380,000 - \$1,500,000 Median House Price June guarter 2021: \$1,542,500

# **Comparable Properties**



1 Talbot Rd MOUNT WAVERLEY 3149 (REI)



Price: \$1,505,000 Method: Auction Sale Date: 18/09/2021 Property Type: House (Res) Land Size: 723 sqm approx

20 Pamela St MOUNT WAVERLEY 3149 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 10/07/2021 Property Type: House (Res) Land Size: 729 sqm approx



19 Ripley St MOUNT WAVERLEY 3149 (REI)



**6 3** 

Price: \$1,380,000 Method: Private Sale Date: 14/07/2021 Property Type: House Land Size: 1030 sqm approx

#### Account - Area Specialist Mount Waverley

propertydata



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