

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 consumer.vic.gov.au/underquoting

Range between \$1,380,000

&

\$1,500,000

Median sale price

Median price \$1,542,500

Property Type House

Suburb Mount Waverley

Period - From 01/04/2021

to

30/06/2021

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	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

3 Leonie Avenue, Mount Waverley Vic 3149

Alaine Fourie

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5 2 3

Property Type: House

Land Size: 772 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,500,000

Median House Price

June quarter 2021: \$1,542,500

Comparable Properties



1 Talbot Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 1

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

3 1 1

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)

Agent Comments

4 2 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



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