

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

2/13 Lee Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,101,250

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/04/2022

to

30/06/2022

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	2/24 Anthony Dr MOUNT WAVERLEY 3149	\$900,000	07/05/2022
2	2/328 High Street Rd MOUNT WAVERLEY 3149	\$870,000	03/03/2022
3	1/58 Price Av MOUNT WAVERLEY 3149	\$800,000	02/04/2022

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:

18/08/2022 11:51



 3  2  2

Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
June quarter 2022: \$1,101,250

Comparable Properties



2/24 Anthony Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$900,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Unit
Land Size: 272 sqm approx

2/328 High Street Rd MOUNT WAVERLEY 3149 (VG) **Agent Comments**

 3  -  -

Price: \$870,000
Method: Sale
Date: 03/03/2022
Property Type: Flat/Unit/Apartment (Res)



1/58 Price Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$800,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit
Land Size: 324 sqm approx

Account - Barry Plant | P: 03 9807 2333 | F: 03 9807 8278