

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

117 Leeds Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,601,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2021

to

31/03/2022

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	72 Essex Rd MOUNT WAVERLEY 3149	\$1,530,000	04/06/2022
2	467 High Street Rd MOUNT WAVERLEY 3149	\$1,506,000	07/05/2022
3	52 Josephine Av MOUNT WAVERLEY 3149	\$1,460,000	30/04/2022

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:

15/06/2022 16:48



 4  3  2

Rooms: 8
Property Type: House
Land Size: approx. 439M2 sqm approx
Agent Comments
 Plus Study

Indicative Selling Price
 \$1,400,000 - \$1,540,000
Median House Price
 Year ending March 2022: \$1,601,000

Comparable Properties



72 Essex Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,530,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 406 sqm approx



467 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,506,000
Method: Auction Sale
Date: 07/05/2022
Property Type: House (Res)
Land Size: 662 sqm approx



52 Josephine Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

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Price: \$1,460,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House