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	117 Leeds Road, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000	Range between	\$1,400,000	&	\$1,540,000	
---	---------------	-------------	---	-------------	--

Median sale price

Median price	\$1,601,000	Pro	perty Type H	louse		Suburb	Mount Waverley
Period - From	01/04/2021	to	31/03/2022	S	ource	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

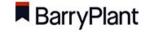
Add	dress of comparable property	Price	Date of sale
1	72 Essex Rd MOUNT WAVERLEY 3149	\$1,530,000	04/06/2022
2	467 High Street Rd MOUNT WAVERLEY 3149	\$1,506,000	07/05/2022
3	52 Josephine Av MOUNT WAVERLEY 3149	\$1,460,000	30/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









Rooms: 8

Property Type: House

Land Size: approx. 439M2 sqm

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)

Price: \$1,530,000

Method: Auction Sale Date: 04/06/2022

Property Type: House (Res) Land Size: 406 sqm approx

Agent Comments



467 High Street Rd MOUNT WAVERLEY 3149

Price: \$1,506,000 Method: Auction Sale Date: 07/05/2022

Property Type: House (Res) Land Size: 662 sqm approx

Agent Comments



52 Josephine Av MOUNT WAVERLEY 3149

(REI)

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

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



