

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 21 Leonie Avenue, Mount Waverley, VIC 3149

Indicative selling price

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

Price Range

\$1,300,000

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\$1,430,000

Median sale price

Median price

\$1,485,000

Property Type

House

Suburb

Mount Waverley (3149)

Period - From

15/11/2020

to

14/11/2021

Source

REIV

Comparable property sales

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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
26 IAN GROVE, MOUNT WAVERLEY VIC 3149	\$1,400,000	13/11/2021
20 PAMELA STREET, MOUNT WAVERLEY VIC 3149	\$1,400,000	07/10/2021
19 RIPLEY STREET, MOUNT WAVERLEY VIC 3149	\$1,380,000	14/07/2021

This Statement of Information was prepared on: 15/11/2021