

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

29-31 LEE AVENUE MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,250

Property type

Other

Suburb

Mount Waverley

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

3/32 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$785,000	16-Sep-23
4/20-24 WINGATE AVENUE MOUNT WAVERLEY VIC 3149	\$720,000	12-Oct-23
4/8-10 PORTSMOUTH STREET MOUNT WAVERLEY VIC 3149	\$685,000	16-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 07 February 2024



3/32 LEE AVENUE MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$785,000** Sold Date **16-Sep-23**

Distance **0.1km**



4/20-24 WINGATE AVENUE MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$720,000** Sold Date **12-Oct-23**

Distance **0.75km**



4/8-10 PORTSMOUTH STREET MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$685,000** Sold Date **16-Sep-23**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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