

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

42 Leeds Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,320,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/01/2018

to

31/12/2018

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	31 Bennett Av MOUNT WAVERLEY 3149	\$1,235,000	24/02/2019
2	57 Essex Rd MOUNT WAVERLEY 3149	\$1,112,500	22/10/2018
3	45 Essex Rd MOUNT WAVERLEY 3149	\$1,010,999	26/01/2019

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.



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments

Solid family home with 2 living zones in Mount Waverley Secondary College Catchment.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2018: \$1,320,000

Comparable Properties



31 Bennett Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 1 2

Price: \$1,235,000
Method: Sold After Auction
Date: 24/02/2019
Rooms: -
Property Type: House
Land Size: 732 sqm approx

57 Essex Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

3 1 1

Price: \$1,112,500
Method: Sold Before Auction
Date: 22/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 666 sqm approx



45 Essex Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 1 1

Price: \$1,010,999
Method: Private Sale
Date: 26/01/2019
Rooms: -
Property Type: House
Land Size: 664 sqm approx