

## 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 20 Leyland Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

#### Median sale price

Median price \$1,402,000 House X Unit Suburb Mount Waverley

Period - From 01/10/2016 to 30/09/2017 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 21 Leyland Rd MOUNT WAVERLEY 3149	\$1,368,000	10/09/2017
2 46 Outlook Rd MOUNT WAVERLEY 3149	\$1,360,000	28/09/2017
3 126 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,300,000	29/09/2017

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 3 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 726 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending September 2017: \$1,402,000

## Comparable Properties



**21 Leyland Rd MOUNT WAVERLEY 3149 (VG)** **Agent Comments**

3 - -

**Price:** \$1,368,000  
**Method:** Sale  
**Date:** 10/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**46 Outlook Rd MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

3 1 1

**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 28/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx



**126 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

3 1 2

**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 29/09/2017  
**Rooms:** -  
**Property Type:** House (Res)