

## 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<br>Including suburb and<br>postcode | 45 Leeds 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 | \$1,500,000 | & | \$1,650,000 |
|---------------|-------------|---|-------------|

#### Median sale price

|               |             |       |            |        |      |        |                |
|---------------|-------------|-------|------------|--------|------|--------|----------------|
| Median price  | \$1,456,000 | House | X          | Unit   |      | Suburb | Mount Waverley |
| Period - From | 01/04/2017  | to    | 30/06/2017 | 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 | 56 Leeds Rd MOUNT WAVERLEY 3149     | \$1,641,000 | 20/05/2017   |
| 2 | 19 Leeds Rd MOUNT WAVERLEY 3149     | \$1,533,000 | 21/08/2017   |
| 3 | 62 Marianne Way MOUNT WAVERLEY 3149 | \$1,500,000 | 26/08/2017   |

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 728 sqm approx

**Agent Comments**

Comfortable residence or an excellent redevelopment opportunity to build your dream family home with generous allotment of 728sqm (approx frontage of 17.1m and length of 42.7m) in a sought after pocket of Mount Waverley and in the MWSC Catchment.

## Comparable Properties



**56 Leeds Rd MOUNT WAVERLEY 3149 (REI)**



**Price:** \$1,641,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 734 sqm approx

**Agent Comments**

Opposite subject property with house being in better condition although it has a carport as opposed to a garage.



**19 Leeds Rd MOUNT WAVERLEY 3149 (REI)**



**Price:** \$1,533,000

**Method:** Sold Before Auction

**Date:** 21/08/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 743 sqm approx

**Agent Comments**

House condition not as good as subject property and sold off market.



**62 Marianne Way MOUNT WAVERLEY 3149 (REI)**



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

**Agent Comments**

Subject property is in a superior location in terms of traffic and street appeal.