

# 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

1/3 Leigh Street, 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 \$730,000 & \$800,000

### Median sale price

Median price \$1,065,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2022 to 31/03/2023 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	3/1 Jack St MOUNT WAVERLEY 3149	\$801,000	18/02/2023
2	35/12 Surrey Rd MOUNT WAVERLEY 3149	\$783,000	04/02/2023
3	2/21 Herbert St MOUNT WAVERLEY 3149	\$768,000	24/03/2023

**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.~~

This Statement of Information was prepared on:

31/05/2023 08:30

1/3 Leigh Street, Mount Waverley Vic 3149

**Jellis  
Craig**

Costa Calaitzis

8849 8088

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costacalaitzis@jellisrcraig.com.au

**Indicative Selling Price**

\$730,000 - \$800,000

**Median Unit Price**

Year ending March 2023: \$1,065,000



2   1   1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/1 Jack St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

2   1   1

**Price:** \$801,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** Unit

**Land Size:** 144 sqm approx



**35/12 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$783,000

**Method:** Auction Sale

**Date:** 04/02/2023

**Property Type:** Unit



**2/21 Herbert St MOUNT WAVERLEY 3149 (REI)** Agent Comments

2   1   1

**Price:** \$768,000

**Method:** Sold Before Auction

**Date:** 24/03/2023

**Property Type:** Unit

**Land Size:** 216 sqm approx

**Account - Jellis Craig** | P: 03 88498088 | F: 03 98308180



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