

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

10 Leeds Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,750,000

&

\$2,950,000

Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2024

to

31/03/2024

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	5 Neva Ct MOUNT WAVERLEY 3149	\$2,908,000	12/03/2024
2	4 Esperance Rd MOUNT WAVERLEY 3149	\$2,850,000	03/02/2024
3	12 Gross Ct MOUNT WAVERLEY 3149	\$2,750,000	18/11/2023

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:

23/04/2024 16:21



 4
  2
  2

Rooms: 9
Property Type: House (Res)
Land Size: 656 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,750,000 - \$2,950,000
Median House Price
 March quarter 2024: \$1,775,000

Comparable Properties



5 Neva Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5
  5
  2

Price: \$2,908,000
Method: Private Sale
Date: 12/03/2024
Property Type: House (Res)
Land Size: 878 sqm approx



4 Esperance Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5
  5
  2

Price: \$2,850,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 652 sqm approx



12 Gross Ct MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 6
  4
  2

Price: \$2,750,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Marshall White | P: 03 9822 9999