

## 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

2/104 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,591,250

Property type

House

Suburb

Mount Waverley

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

1/48 HILTON STREET MOUNT WAVERLEY VIC 3149	\$1,250,000	23-Aug-23
1/14 KIERS AVENUE MOUNT WAVERLEY VIC 3149	\$1,311,500	04-Nov-23
2/16 ELM GROVE MOUNT WAVERLEY VIC 3149	\$1,230,000	07-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 25 January 2024

**1/48 HILTON STREET MOUNT  
WAVERLEY VIC 3149**

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Sold Price **\$1,250,000** Sold Date **23-Aug-23**Distance **0.33km****1/14 KIERS AVENUE MOUNT  
WAVERLEY VIC 3149**

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Sold Price **\$1,311,500** Sold Date **04-Nov-23**Distance **0.73km****2/16 ELM GROVE MOUNT  
WAVERLEY VIC 3149**

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Sold Price **\$1,230,000** Sold Date **07-Oct-23**Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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