



Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Leonie Avenue, MOUNT WAVERLEY 3149

House



3 beds



1 baths



1 parking

Indicative selling price

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

Range \$820,000 - \$900,000

Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$1,401,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

21 Illuka Crescent,
Mount Waverley 3149

Price **\$850,000** Sold 13
November 2017

45 Oakern Street,
Mount Waverley 3149

Price **\$886,000** Sold 10 July
2017

45 Mayfield Drive ,
Mount Waverley 3149

Price **\$805,000** Sold 09
September 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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