

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

11 Lesay Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,215,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/10/2018

to

31/12/2018

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	25 Smyth St MOUNT WAVERLEY 3149	\$1,170,000	26/11/2018
2	1 Grandview Gr OAKLEIGH 3166	\$1,150,000	13/10/2018
3	2 Mayfield Dr MOUNT WAVERLEY 3149	\$1,125,000	08/10/2018

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
Land Size: 744 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 December quarter 2018: \$1,215,000

Comparable Properties



25 Smyth St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 26/11/2018
Rooms: -
Property Type: House
Land Size: 727 sqm approx

1 Grandview Gr OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 13/10/2018
Rooms: -
Property Type: House
Land Size: 531 sqm approx



2 Mayfield Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 08/10/2018
Rooms: 4
Property Type: House
Land Size: 772 sqm approx