#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	2/41 Kemp Avenue, Mount Waverley Vic 3149
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$1,120,000	Pro	perty Type U	nit		Suburb	Mount Waverley
Period - From	01/10/2020	to	30/09/2021	So	urce	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

	areas or comparable property	1 1100	Date of Sale
1	2/230 Waverley Rd MOUNT WAVERLEY 3149	\$1,065,000	17/10/2021
2	2/4 Russell Cr MOUNT WAVERLEY 3149	\$1,036,500	15/10/2021
3	2/214 Stephensons Rd MOUNT WAVERLEY 3149	\$1,020,000	11/11/2021

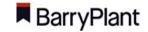
#### OR

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:	26/11/2021 10:43



Date of sale



Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

> **Indicative Selling Price** \$950,000 - \$1,045,000 **Median Unit Price**

Year ending September 2021: \$1,120,000

Rooms: 5

Property Type: Strata Unit/Flat Land Size: 302m2 sqm approx

Agent Comments

## Comparable Properties

Tiler © OpenStreetMap contributor



2/230 Waverley Rd MOUNT WAVERLEY 3149

(REI) **-**3

Price: \$1,065,000 Method: Auction Sale Date: 17/10/2021 Property Type: Unit

Agent Comments

2/4 Russell Cr MOUNT WAVERLEY 3149 (REI)

**-**3



Price: \$1,036,500 Method: Auction Sale Date: 15/10/2021 Property Type: Unit

Agent Comments

Agent Comments



2/214 Stephensons Rd MOUNT WAVERLEY

3149 (REI)

**--**3



Price: \$1,020,000 Method: Private Sale Date: 11/11/2021 Property Type: Unit

Land Size: 243 sqm approx





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