

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

2/41 Kemp Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,120,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2020 to 30/09/2021 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	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 Stephenson 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



Rooms: 5

Property Type: Strata Unit/Flat

Land Size: 302m2 sqm approx

Agent Comments

Comparable Properties



2/230 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,065,000

Method: Auction Sale

Date: 17/10/2021

Property Type: Unit

2/4 Russell Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,036,500

Method: Auction Sale

Date: 15/10/2021

Property Type: Unit



2/214 Stephenson's Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 11/11/2021

Property Type: Unit

Land Size: 243 sqm approx