

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 2/27 Kemp Avenue, Mount Waverley, VIC 3149

Indicative selling price

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

Price Range

\$820,000

&

\$890,000

Median sale price

Median price

\$1,227,500

Property Type

Unit

Suburb

Mount Waverley (3149)

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales

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 |
|---|-----------|--------------|
| 2/181 WAVERLEY ROAD, MOUNT WAVERLEY VIC 3149 | \$897,000 | 20/06/2021 |
| 2/371 STEPHENSONS ROAD, MOUNT WAVERLEY VIC 3149 | \$842,500 | 12/11/2021 |
| 5/10 LANG ROAD, MOUNT WAVERLEY VIC 3149 | \$840,000 | 08/08/2021 |

This Statement of Information was prepared on: 07/12/2021