

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

18/3 Keylana Boulevard Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

1/30 Highclere Avenue Mount Waverley VIC 3149	\$775,000	15-May-21
16/2 McKelvie Court Glen Waverley VIC 3150	\$838,000	30-Oct-21
9 Marcia Court Glen Waverley VIC 3150	\$775,100	03-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 08 November 2021



1/30 Highclere Avenue Mount Waverley VIC 3149

3 1 2

Sold Price **\$775,000** Sold Date **15-May-21**

Distance **0.3km**



16/2 McKelvie Court Glen Waverley VIC 3150

3 2 1

Sold Price ^{RS} **\$838,000** Sold Date **30-Oct-21**

Distance **0.84km**



9 Marcia Court Glen Waverley VIC 3150

3 1 1

Sold Price ^{RS} **\$775,100** ^{UN} Sold Date **03-Nov-21**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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