

# 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 Lee Avenue, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$1,122,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/01/2022

to 31/03/2022

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	2/4 Holskamp St MOUNT WAVERLEY 3149	\$753,000	19/04/2022
2	5/29-31 Lee Av MOUNT WAVERLEY 3149	\$750,800	18/02/2022
3	2/579 High Street Rd MOUNT WAVERLEY 3149	\$691,000	12/04/2022

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:

01/07/2022 19:46



 2  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
March quarter 2022: \$1,122,000

## Comparable Properties



**2/4 Holskamp St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$753,000  
**Method:** Private Sale  
**Date:** 19/04/2022  
**Property Type:** Unit

**5/29-31 Lee Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$750,800  
**Method:** Sold Before Auction  
**Date:** 18/02/2022  
**Property Type:** Unit



**2/579 High Street Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$691,000  
**Method:** Auction Sale  
**Date:** 12/04/2022  
**Property Type:** Unit

**Account** - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814