

## 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

1/45 Kemp 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

\$790,000

&amp;

\$860,000

**Median sale price**

Median price \$865,000

House

Unit

X

Suburb

Mount Waverley

Period - From 01/10/2018

to 31/12/2018

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	2/25 McLaren St MOUNT WAVERLEY 3149	\$870,500	20/12/2018
2	1/7 St Clair Cr MOUNT WAVERLEY 3149	\$850,000	17/11/2018
3	2/10 Maple St MOUNT WAVERLEY 3149	\$845,500	17/11/2018

**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.



**Rooms:**

**Property Type:** Unit

**Agent Comments**

Highly sought after central Mount Waverley locale, with spacious floorplan.

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

December quarter 2018: \$865,000

## Comparable Properties



**2/25 McLaren St MOUNT WAVERLEY 3149 (REI/VG)**



**Price:** \$870,500

**Method:** Auction Sale

**Date:** 20/12/2018

**Rooms:** -

**Property Type:** Unit

**Agent Comments**

Not in Mount Waverley Secondary School zone, with a single living area.



**1/7 St Clair Cr MOUNT WAVERLEY 3149 (REI)**



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 259 sqm approx

**Agent Comments**

Single living area with more units on the block, located next to a parking lot.



**2/10 Maple St MOUNT WAVERLEY 3149 (REI)**



**Price:** \$845,500

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 260 sqm approx

**Agent Comments**

Rear unit with a single living space and one car garage.