

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

2/1 Kendall Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,280,000

 &

\$1,380,000

Median sale price

Median price

\$1,300,000

 Property Type

Townhouse

 Suburb

Mount Waverley

Period - From

04/06/2023

 to

03/06/2024

 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	16 Magenta Ct MOUNT WAVERLEY 3149	\$1,300,888	24/01/2024
2	1/23 Montgomery Av MOUNT WAVERLEY 3149	\$1,297,500	27/01/2024
3	292b Highbury Rd MOUNT WAVERLEY 3149	\$1,273,000	28/03/2024

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:

04/06/2024 15:02

2/1 Kendall Street, Mount Waverley Vic 3149

**Jellis
Craig**

Calvin Huang

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Indicative Selling Price

\$1,280,000 - \$1,380,000

Median Townhouse Price

04/06/2023 - 03/06/2024: \$1,300,000



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



16 Magenta Ct MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

4 2 2

Price: \$1,300,888

Method: Private Sale

Date: 24/01/2024

Property Type: House (Res)

Land Size: 379 sqm approx



1/23 Montgomery Av MOUNT WAVERLEY 3149 Agent Comments
(REI/VG)

4 2 2

Price: \$1,297,500

Method: Auction Sale

Date: 27/01/2024

Property Type: Townhouse (Res)



292b Highbury Rd MOUNT WAVERLEY 3149 Agent Comments
(REI)

4 3 2

Price: \$1,273,000

Method: Auction Sale

Date: 28/03/2024

Property Type: Townhouse (Single)

Land Size: 221 sqm approx

Account - Jellis Craig | P: 03 88498088



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