

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

2/15 Kemp Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,150,000

 &

\$1,250,000

Median sale price

Median price

\$1,308,888

 Property Type

Townhouse

 Suburb

Mount Waverley

Period - From

03/05/2023

 to

02/05/2024

 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	3/5 Leonie Av MOUNT WAVERLEY 3149	\$1,300,000	04/01/2024
2	2b Cash Gr MOUNT WAVERLEY 3149	\$1,241,000	17/04/2024
3	2/5 Leonie Av MOUNT WAVERLEY 3149	\$1,230,000	18/01/2024

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:

03/05/2024 17:13

2/15 Kemp Avenue, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

03/05/2023 - 02/05/2024: \$1,308,888



3 2 2

Property Type: Townhouse

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



3/5 Leonie Av MOUNT WAVERLEY 3149 (REI) Agent Comments

3 3 2

Price: \$1,300,000

Method: Private Sale

Date: 04/01/2024

Property Type: Townhouse (Res)



2b Cash Gr MOUNT WAVERLEY 3149 (REI) Agent Comments

3 2 1

Price: \$1,241,000

Method: Private Sale

Date: 17/04/2024

Property Type: Townhouse (Single)



2/5 Leonie Av MOUNT WAVERLEY 3149 (REI) Agent Comments

3 2 2

Price: \$1,230,000

Method: Private Sale

Date: 18/01/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088



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