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	1/1 Kendall Street 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$980,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Mar 2020	to	28 Feb 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
3/3 Merton Close Mount Waverley VIC 3149	$1,120,000	03-Mar-21
2/76 Hilton Street Mount Waverley VIC 3149	$1,200,000	30-Oct-20
2/51 Price Avenue Mount Waverley VIC 3149	$1,225,000	28-Nov-20

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: 16 March 2021

Mark Watkins
P 9807 9522
M 0411 396 264
E mark.watkins@belleproperty.com



3/3 Merton Close Mount Waverley VIC 3149

4 2 2

Sold Price RS **$1,120,000** Sold Date **03-Mar-21**

Distance **0.48km**



2/76 Hilton Street Mount Waverley VIC 3149

3 1 2

Sold Price **$1,200,000** Sold Date **30-Oct-20**

Distance **1.02km**



2/51 Price Avenue Mount Waverley VIC 3149

4 2 2

Sold Price **$1,225,000** Sold Date **28-Nov-20**

Distance **1.45km**

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

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