

# 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

13/3 Keylana Boulevard, 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 \$760,000 & \$836,000

### Median sale price

Median price \$1,030,000 Property Type Unit Suburb Mount Waverley

Period - From 02/03/2020 to 01/03/2021 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	2/45 Regent St MOUNT WAVERLEY 3149	\$855,000	19/02/2021
2	10/2 Mckelvie Ct GLEN WAVERLEY 3150	\$780,000	12/12/2020
3	13/40 Highclere Av MOUNT WAVERLEY 3149	\$710,000	25/01/2021

**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: 02/03/2021 16:03