

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

11 Keylana Boulevard 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

\$1,880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,336,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Jun 2020

to

31 May 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

| | | |
|---|-------------|-----------|
| 6 Jennifer Court Mount Waverley VIC 3149 | \$1,881,000 | 31-Mar-21 |
| 9 Meredith Street Mount Waverley VIC 3149 | \$1,920,000 | 17-Apr-21 |
| 4 Holmes Way Glen Waverley VIC 3150 | \$1,950,000 | 22-May-21 |

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: 15 June 2021



6 Jennifer Court Mount Waverley VIC 3149

 5  2  2

Sold Price

^{RS} **\$1,881,000**

Sold Date

31-Mar-21

Distance

0.83km



9 Meredith Street Mount Waverley VIC 3149

 5  2  2

Sold Price

^{RS} **\$1,920,000**

Sold Date

17-Apr-21

Distance

1.85km



4 Holmes Way Glen Waverley VIC 3150

 5  3  2

Sold Price

^{RS} **\$1,950,000**

Sold Date

22-May-21

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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