

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/81 Larch Crescent, MOUNT WAVERLEY 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$1,000,000**

### Median sale price

Median **Unit** for **MOUNT WAVERLEY** for period **Jan 2017 - Jun 2017**

Sourced from **Pricefinder**.

**\$828,500**

### Comparable property sales

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 the most comparable to the property for sale.

**1/16 Lee Avenue,**  
MOUNT WAVERLEY 3149

**Price \$1,000,500** Sold 27 May 2017

**2/91 Larch Crescent,**  
MOUNT WAVERLEY 3149

**Price \$950,000** Sold 27 May 2017

**27 Lechte Road,**  
MOUNT WAVERLEY 3149

**Price \$961,000** Sold 08 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Contact agents

 **Ming Xu**  
Biggin & Scott

03 9560 8888  
0400 655 610  
[mxu@bigginscott.com.au](mailto:mxu@bigginscott.com.au)



**Biggin & Scott Glen Waverley**

45 Myrtle Street,  
Glen Waverley VIC 3150