### STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode

14 Meadow Crescent, Mount Waverley, VIC 3149

#### Indicative selling price

Single Price or Range between

\$1,200,000 - \$1,300,000

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

#### Median sale price

Median Price \$1,190,000	Property Type  House	Suburb MOUNT WAVERLEY
Period From	Period To	Source

03/04/2019

30/09/2019

Source Core Logic

#### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



## 35 WAVE AVENUE MOUNT WAVERLEY

**Price** \$1,255,000

**Date of Sale** 09/08/2019

Land 723 sqm



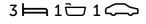


### 38 ILLUKA CRESCENT MOUNT WAVERLEY

**Price** \$1,220,800

**Date of Sale** 31/07/2019

Land 738 sqm





# 3 TOOLANG COURT MOUNT WAVERLEY

Price \$1,300,000 Date of Sale 25/06/2019

Land 734 sqm