

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
03/04/2019

Period To
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**

3 1 2

Price \$1,255,000
Date of Sale 09/08/2019
Land 723 sqm



**38 ILLUKA CRESCENT
MOUNT WAVERLEY**

3 1 1

Price \$1,220,800
Date of Sale 31/07/2019
Land 738 sqm



**3 TOOLANG COURT
MOUNT WAVERLEY**

5 3 1

Price \$1,300,000
Date of Sale 25/06/2019
Land 734 sqm