

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

26 Mayfield Drive,  
MOUNT WAVERLEY 3149

### Indicative selling price

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

**Range \$1,100,000 - \$1,200,000**

### Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$1,457,500**

### 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.

**10 Talbot Road,**  
MOUNT WAVERLEY 3149

**Price \$1,200,000** Sold 11  
November 2017

**408 Stephenson's Road,**  
MOUNT WAVERLEY 3149

**Price \$1,238,000** Sold 07  
September 2017

**12 Talbot Road,**  
MOUNT WAVERLEY 3149

**Price \$1,353,500** Sold 11  
October 2017

### Additional Information

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.

House

5 beds

2 baths

1 parking

#### Biggin & Scott Glen Waverley

45 Myrtle Street,  
Glen Waverley VIC 3150

#### Contact agents



**Fred Zeng**  
Biggin & Scott

03 9560 8888  
0411 604 369  
[fzeng@bigginscott.com.au](mailto:fzeng@bigginscott.com.au)



**Grace Rodrigues**  
Biggin & Scott

03 9560 8888  
0404 851 486  
[grodrigues@bigginscott.com.au](mailto:grodrigues@bigginscott.com.au)

**Biggin & Scott**  
GLEN WAVERLEY