



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Birralea Street, 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 \$1,350,000 - \$1,485,000**

### Median sale price

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

Sourced from **Property Data**.

**\$1,470,000**

### 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.

**45 Grenfell Road,**  
Mount Waverley 3149

Price **\$1,215,000** Sold 16  
December 2017

**34 Park Lane,**  
Mount Waverley 3149

Price **\$1,586,000** Sold 23  
September 2017

**7 Adelaide Avenue,**  
Mount Waverley 3149

Price **\$1,441,000** Sold 26  
July 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 Property Data.

### Contact agents



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