



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 25B Ian Grove, 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 \$690,000 - \$759,000**

### Median sale price

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

Sourced from **Property Data**.

**\$1,040,000**

### 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.

**1/5 Hillcrest Avenue,**  
Chadstone 3148

**Price \$683,250** Sold 01  
December 2017

**558 Huntingdale Road,**  
Mount Waverley 3149

**Price \$806,500** Sold 18  
November 2017

**5/9 Churchill Avenue ,**  
Chadstone 3148

**Price \$738,000** Sold 21  
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 Property Data.

Unit

  
**2 beds**

  
**1 baths**

  
**1 parking**

### Stockdale & Leggo Glen Waverley

Shop 2, 24-26 Kingsway,  
Glen Waverley VIC 3150

### Contact agents



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**Stockdale  
& Leggo**