

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Emerald 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 from \$2,200,000 -  
\$2,400,000**

### Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Apr 2017 - Sep 2017**  
Sourced from **Pricefinder**.

**\$1,360,000**

### 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.

**35 Walker Road,**  
MOUNT WAVERLEY 3149

Price **\$2,265,000** Sold 20 April 2017

**46 Sesame Street,**  
MOUNT WAVERLEY 3149

Price **\$2,248,000** Sold 15 July 2017

**32 Leyland Road,**  
MOUNT WAVERLEY 3149

Price **\$2,350,000** Sold 01 May 2017

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**

 **3 baths**

 **2 parking**

### Contact agents

 **Ming Xu**  
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