



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 34 Park Lane, 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 \$1,500,000 -  
\$1,650,000**

### Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Mar 2017 - Jun 2017**  
Sourced from **Property Data**.

**\$1,456,000**

### 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.

**31 Charles Street,** Price **\$1,615,000** Sold 15 July 2017  
Mount Waverley 3149

**12 Princetown Road,** Price **\$1,593,000** Sold 04 March 2017  
Mount Waverley 3149

**35 Miller Crescent,** Price **\$1,650,000** Sold 21 January 2017  
Mount Waverley 3149

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.

House



3 beds



1 baths



1 parking

### Contact agents

 **Michael Alevras**  
Stockdale & Leggo

1300 111 222  
+61 0415 103 561  
[michael.a@stockdaleleggo.com.au](mailto:michael.a@stockdaleleggo.com.au)



**Stockdale & Leggo Glen  
Waverley**

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