



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Flavia Court, MOUNT WAVERLEY 3149

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$1,400,000 -  
\$1,500,000**

### Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Apr 2017 - Mar 2018**  
Sourced from **Pricefinder**.

**\$1,400,000**

### 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.

**9 Simpson Drive,**  
Mount Waverley 3149

Price **\$1,431,000** Sold 09  
May 2018

**4 Lemon Grove,**  
Mount Waverley 3149

Price **\$1,430,000** Sold 24  
February 2018

**8 Jeffrey Street,**  
Mount Waverley 3149

Price **\$1,440,000** Sold 24  
March 2018

### 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.

### Ray White Mount Waverley

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### Contact agents



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