



Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Illuka Crescent, MOUNT WAVERLEY 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$1,650,000 - \$1,800,000

Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Feb 2017 - Feb 2018**

Sourced from **Realestate.com**.

\$1,480,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

2 St Albans Street,
Mount Waverley 3149

Price **\$1,660,000** Sold 02
December 2017

30 Leicester Avenue,
Glen Waverley 3150

Price **\$1,738,000** Sold 04
November 2017

13 Montgomery Avenue,
Mount Waverley 3149

Price **\$1,650,000** Sold 21
August 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 Realestate.com.

Ray White Burwood

Ground Floor, 7-9 Burwood
Highway,
Burwood VIC 3125

Contact agents

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RayWhite