



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**5 Birdie Street,
MOUNT WAVERLEY 3149**

House



3 beds



1 baths



2 parking

Indicative selling price

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

**Range \$1,000,000 -
\$1,100,000**

Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Jul 2018 - Jun 2019**
Sourced from **Pricefinder**.

\$1,215,000

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.

310 Waverley Road,
Mount Waverley 3149

Price **\$1,170,000** Sold 17
August 2019

17 Bales Street,
Mount Waverley 3149

Price **\$1,020,000** Sold 12
July 2019

4 Taylor Court,
Mount Waverley 3149

Price **\$1,080,000** Sold 22
June 2019

This Statement of Information was prepared on 3rd Oct 2019

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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