



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/111 Lemont Avenue, MOUNT WAVERLEY 3149

### Indicative selling price

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

## Single price \$850,000

### Median sale price

Median **Unit** for **MOUNT WAVERLEY** for period **Oct 2018 - Jun 2019**

Sourced from **Core Logic**.

## \$900,000

### 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.

**2/9 Dicksons Street,**  
Mount Waverley 3149

Price **\$890,500** Sold 27  
October 2018

**2/396 Stephenson Street,**  
Mount Waverley 3149

Price **\$865,000** Sold 11  
December 2018

**224B Waverley Road,**  
Mount Waverley 3149

Price **\$960,000** Sold 30  
March 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 Core Logic.

Unit

3 beds

2 baths

2 parking

### Biggin & Scott Greater Dandenong

363 Springvale Road,  
Springvale VIC 3171

### Contact agents



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