



**Rooms:**

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. This unique townhouse will have quality in its fixtures and fittings. It will be a three-story sanctuary which accommodates 4 bedrooms plus study, 4 bathrooms, 3 living areas, 2 car garage and an outdoor area. The townhouse is 35 squares(approx.) in the Glen Waverley Secondary School Zone and within walking distance to the Pinewood Shopping Centre. Nothing similar is built or being built to compare.

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 2/42 Illuka Crescent, Mount Waverley Vic 3149

#### Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

#### Median sale price

Median price \$1,301,000 House X Suburb Mount Waverley

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

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