



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/52 Torroodun Street, MOUNT WAVERLEY 3149

Unit



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 \$1,100,000 - \$1,150,000**

### Median sale price

Median **Unit** for **MOUNT WAVERLEY** for period **Feb 2019 - May 2019**

Sourced from **RPData**.

**\$795,000**

### 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.

**2/10 Wallabah Street,**  
Mount Waverley 3149

Price **\$990,000** Sold 09  
March 2019

**3/4 Deborah Court,**  
Mount Waverley 3149

Price **\$850,000** Sold 28 May  
2019

**1/43 Illuka Crescent,**  
Mount Waverley 3149

Price **\$1,210,000** Sold 25  
February 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 RPData.

#### YPA Estate Agents Cranbourne

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#### Contact agents



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