

## 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

11 Ian Grove, 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

\$3,850,000

&

\$4,230,000

#### Median sale price

Median price

\$1,280,000

House

X

Unit

Suburb

Mount Waverley

Period - From

01/04/2018

to

31/03/2019

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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 most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B\* 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.

11 Ian Grove, Mount Waverley Vic 3149

**Jellis  
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**Indicative Selling Price**

\$3,850,000 - \$4,230,000

**Median House Price**

Year ending March 2019: \$1,280,000



 5  5  4

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 953 sqm approx

**Agent Comments**

Brand new quality French Provincial home for luxurious living and entertainment, located within the Mount Waverley Secondary College catchment.

## 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.