



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5 Crocus Crescent, GLEN WAVERLEY 3150

House



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range from \$1,200,000 -  
\$1,288,000**

### Median sale price

Median **House** for **GLEN WAVERLEY** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$1,332,500**

### 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.

**9 Baroda Avenue,** Price **\$1,250,000** Sold 04 July 2017  
Glen Waverley 3150

**11 Ivanhoe Street,** Price **\$1,205,000** Sold 06 May 2017  
Glen Waverley 3150

**22 Campbell Street,** Price **\$1,310,000** Sold 19 August 2017  
Glen Waverley 3150

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.

### Contact agents

 **Nik Sharma**  
Biggin & Scott

03 9560 8888  
0411 790 745  
[nsharma@bigginscott.com.au](mailto:nsharma@bigginscott.com.au)



**Biggin & Scott Glen Waverley**

45 Myrtle Street,  
Glen Waverley VIC 3150