



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/3 Nicole St,
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

**Range from \$1,050,000 -
\$1,150,000**

Median sale price

Median Unit for **MOUNT WAVERLEY** for period **Jul 2016 - Jun 2017**
Sourced from **Your Investment Property**.

\$839,000

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.

2/97 Bogong Av,
Glen Waverley 3150

Price **\$1,100,080** Sold 29 March 2017

3 Dorrington Dr,
Mount Waverley 3149

Price **\$1,138,000** Sold 21 March 2017

1/4 Gnarwin St,
Mount Waverley 3149

Price **\$1,125,000** Sold 09 August 2017

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 Your Investment Property.

Contact agents

 **Juan Yan**
Biggin & Scott

03 8593 7348
0401 385 283
jyan@bigginscott.com.au



Biggin & Scott Whitehorse

8 Burwood Hwy,
Burwood VIC 3125