



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 21 Biscayne Drive, MOUNT WAVERLEY 3149

### Indicative selling price

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

**Range \$1,190,000 - \$1,290,000**

### Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Apr 2018 - Jun 2018**

Sourced from **REIV**.

**\$1,430,000**

### 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.

**26 Larch Crescent,**  
Mount Waverley 3194

Price **\$1,350,000** Sold 21  
May 2018

**39 Larch Crescent,**  
Mount Waverley 3194

Price **\$1,400,000** Sold 21  
May 2018

**34 Bennett Avenue,**  
Mount Waverley 3194

Price **\$1,370,000** Sold 02  
June 2018

### 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 REIV.

House  
**GREG HOCKING**  
4 beds 1 baths

### Greg Hocking Poullos

Suite 1, 151 Park Road,  
Cheltenham VIC 3192

### Contact agents



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**GREG HOCKING**  
POULLOS