

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Ormiston Street, MOUNT WAVERLEY 3149

House



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 from \$1,350,000 -  
\$1,450,000**

### Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$1,310,000**

### 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.

**24 Walker Road,** Price **\$1,467,000** Sold 15 July 2017  
Mount Waverley 3149

**59 Walker Road,** Price **\$1,420,000** Sold 10 June 2017  
Mount Waverley 3149

**11 Larch Crescent,** Price **\$1,401,000** Sold 25 March 2017  
Mount Waverley 3149

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

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