

Statement of Information



Sections 47AF of the Estate Agents Act 1980



3 Pindan Court, Mount Waverley

4 2 2

Indicative selling price: \$1,100,000-\$1,200,000

For the meaning of this price see consumer.vic.gov.au/underquoting

Bed Bath Car

Mount waverley

Median House Price: \$1,301,000

Period From: 01/03/2017

Source: Other

Median Unit Price: \$851,000

Period to: 31/03/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
Lot 19 Pindan Court, Mount Waverley	House	4	2	2	\$1,185,000	24/03/2017	
Lot 24 Pindan Court, Mount Waverley	House	4	2	2	\$1,180,000	12/11/2016	
17 Cinnabar Avenue, Mount Waverley	House	4	2	2	\$1,207,000	17/03/2017	

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 01 June 2017

Agent Details

Dana Nicolls

0411 395 815

dana@krpeters.com.au