

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Fewster Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$988,500

House X

Suburb Wantirna South

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-----------|--------------|
| 3 Renou Rd WANTIRNA SOUTH 3152 | \$910,000 | 12/11/2016 |
| 13 Wallace Rd WANTIRNA SOUTH 3152 | \$925,000 | 10/12/2016 |
| 1 Hedgeley CI WANTIRNA SOUTH 3152 | \$905,000 | 16/03/2017 |