

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

4 Mclean Court, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,069,000

House

X

Unit

Suburb Wantirna South

Period - From 01/07/2017

to

30/09/2017

Source REIV

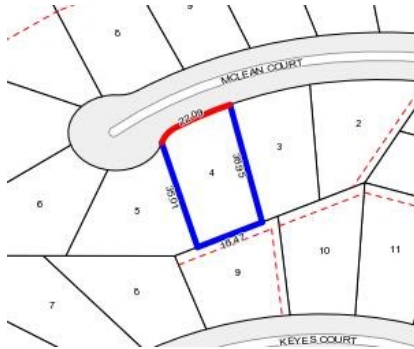
Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Mclean Ct WANTIRNA SOUTH 3152	\$1,440,000	16/09/2017
2	3 Jonathon Ct WANTIRNA SOUTH 3152	\$1,400,000	23/09/2017
3	12 Armagh Cr WANTIRNA SOUTH 3152	\$1,323,000	26/08/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
September quarter 2017: \$1,069,000

Comparable Properties



12 Mclean Ct WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$1,440,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 717 sqm approx



3 Jonathon Ct WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$1,400,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 796 sqm approx



12 Armagh Cr WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$1,323,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 6
Property Type: House (Res)

4 Mclean Court has an extra bedroom