

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

131 Cathies Lane, Wantirna South Vic 3152

Indicative selling price

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

Range between \$960,000

&

\$1,056,000

Median sale price

Median price \$1,033,000

House

X

Unit

Suburb

Wantirna South

Period - From 01/01/2018

to

31/03/2018

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	1 Renou Rd WANTIRNA SOUTH 3152	\$1,051,500	28/04/2018
2	159 Cathies La WANTIRNA SOUTH 3152	\$1,050,000	17/03/2018
3	6 Burnside Ct WANTIRNA SOUTH 3152	\$1,020,000	17/03/2018

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.

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Indicative Selling Price
\$960,000 - \$1,056,000

Median House Price
March quarter 2018: \$1,033,000



 3  2  2

Rooms:
Property Type: House
Land Size: 629 sqm approx
Agent Comments

Comparable Properties

1 Renou Rd WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 4  2  2

Price: \$1,051,500
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 766 sqm approx

159 Cathies La WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 3  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 828 sqm approx

6 Burnside Ct WANTIRNA SOUTH 3152 (REI) **Agent Comments**

 4  2  2

Price: \$1,020,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 885 sqm approx